City of
Bayswater

Minutes

Ordinary Council Meeting

28 July 2026

By signing these minutes I certify that they were confirmed at the Ordinary Council Meeting held on Tuesday, 25 August 2026 by resolution of Council

_____

Mayor Filomena Piffaretti
PRESIDING MEMBER

Meeting Procedures

1. All Council meetings are open to the public, except for matters dealt with under 'Confidential Items'.

2. Members of the public who are unfamiliar with meeting proceedings are invited to seek advice prior to the meeting from a City Staff Member.

3. Members of the public may ask a question during 'Public Question Time'. Questions are limited to three per person before other members of the public will be invited to ask their questions. If there is sufficient time, the Presiding member may allow you to ask additional questions if there are no more questions from other members of the public.
4. Meeting procedures are in accordance with the City's *Standing Orders Local Law 2021*.

5. To facilitate smooth running of the meeting, silence is to be observed in the public gallery at all times, except for 'Public Question Time'.

6. Persons are not permitted to record (visual or audio) at the Council meeting without prior approval of the Council.

7. Council meetings will be livestreamed in accordance with the resolution of 24 August 2021. Images and voices may be captured and streamed. If you have any issues or concerns regarding the live streaming and recording of meetings, please contact the City's Governance team.

8. In the event of an emergency, please follow the instructions of City of Bayswater Staff.

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City of
Bayswater

Council Chambers Seating Plan



Jeremy Edwards
CEO



Mayor Filomena Piffaretti

Support staff

West Ward



Cr Donovan MacDonald



Cr Cale Black

Central Ward



Cr Calla Loiacono



Cr Steven Ostaszewskyj



Cr Elli Petersen-Pik
Deputy Mayor



Cr Nat Latter



Cr Anthony Pittaway



Cr Michelle Sutherland

South Ward

North Ward



Ryan Hall
Director, Community Services



Luke Botica
Director, Infrastructure and Assets



Kym Leahy
Director, Corporate Services

Public Gallery (including press)

Nature of Council's Role in Decision Making

Advocacy:	When Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.
Executive/Strategic:	The substantial direction setting and oversight role of the Council, e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.
Legislative:	Includes adopting local law, town planning schemes and policies.
Review:	When Council reviews decisions made by officers
Quasi-Judicial:	When Council determines an application/matter that directly affects a person's rights and interests. The Judicial character arises from the obligations to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licenses, applications for other permits/licenses (e.g. under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.

City of Bayswater Standing Orders Local Law 2021

6.9 DEPUTATIONS

(1) Allowance has been established for deputations to be heard at Agenda Briefing Forums the week prior to the Ordinary Council Meeting by any person or group wishing to be received. A deputation may be heard at the Council meeting, Agenda Briefing Forum or a Committee meeting open to the public at the discretion of Council, and the deputee is to either-
   (a) apply, before the meeting, to the CEO for approval and can be considered in both a verbal and written format;
   (b) with the approval of the Presiding Member, at the meeting; and-
   (c) are to be received by 1.30pm on the day of the forum receiving the deputation.

(2) Upon receipt of a request for a deputation the CEO must refer the request to the relevant Council meeting, Agenda Briefing Forum or a Committee meeting.

(3) Unless the Presiding Member allows, a deputee invited to attend the meeting is not to address the meeting for a period exceeding 5 minutes.

(4) Unless given leave by the Presiding Member, only two members of the deputation may address the meeting, although others may respond to specific questions from Members.

(5) For the purposes of this clause, unless Council, Agenda Briefing Forum or the Committee determines otherwise, a deputation is taken to comprise all those people either in favour of, or opposed to, the matter which is the subject of the deputation.

(6) Unless Council, Agenda Briefing Forum or the Committee resolves otherwise, any matter which is the subject of a deputation to the Council, Agenda Briefing Forum or a Committee open to the public is not to be decided by Council, Agenda Briefing Forum or the Committee until the deputation has completed its presentation.

(7) The Presiding Member may require deputations to leave the meeting while other deputations are being heard in relation to that matter.

(8) A member of the public who makes a deputation is to state his or her name and address, however only the name will be published in the minutes.

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Minutes of the Ordinary Council Meeting of the Bayswater City Council which took place in the Council Chambers, City of Bayswater Civic Centre, 61 Broun Avenue, Morley on Tuesday 28 July 2026.

1 Official Opening

The Presiding Member, Mayor Filomena Piffaretti, declared the meeting open at 7:00pm.

2 Acknowledgement of Country

Mayor Filomena Piffaretti will deliver the Acknowledgement of Country.

Noongar Language

Ngalla City of Bayswater kaatanginy baalapa Noongar Boodja baaranginy, Wadjuk moort Noongar moort, boordiar's koora koora, boordiar's ye yay ba boordiar's boordawyn wah.

English Language Interpretation

We acknowledge the Traditional Custodians of the Land, the Whadjuk people of the Noongar Nation, and pay our respects to Elders past, present and emerging.

The Presiding Member, Mayor Filomena Piffaretti acknowledged the Traditional Custodians of the land, the Whadjuk people of the Noongar nation, and paid respects to Elders past, present and emerging.

3 Announcements from the Presiding Member

There were no announcements.

4 Attendance

Members

Mayor Filomena Piffaretti (Presiding Member)

South Ward

Cr Elli Petersen-Pik - Deputy Mayor
Cr Nat Latter

Central Ward

Cr Calla Loiacono
Cr Steven Ostaszewskyj

North Ward

Cr Anthony Pittaway
Cr Michelle Sutherland

West Ward

Cr Cale Black
Cr Donovan MacDonald

Officers

Jeremy Edwards	Chief Executive Officer
Ryan Hall	Director Community Services
Luke Botica	Director Infrastructure and Assets
Kym Leahy	Director Corporate Services
Amanda Albrecht	Manager Governance and Strategy
Stuart Monks	Manager Financial Services
Rebecca McKrill	Governance Advisor (minute-taker)

Observers

Public - 9

4.1 Apologies

Nil.

4.2 Approved Leave of Absence

Councillor	Date of Leave	Authority
Cr Cale Black	15 April 2026 to 14 October 2026	s.2.25(5B) of the *Local Government Act 1995*

Cr Black was on an approved leave of absence, however was available to attend the meeting.

4.3 Applications for Leave of Absence

Nil.

5 Disclosure of Interest Summary

In accordance with section 5.65 of the *Local Government Act 1995* (WA):

A member who has an interest in any matter to be discussed at a Council or Committee meeting that will be attended by the member must disclose the nature of the interest -

(a) in a written notice given to the CEO before the meeting; or
(b) at the meeting immediately before the matter is discussed.

The following disclosures of interest were made at the meeting:

Name	Item No.	Type of Interest	Nature of Interest
Cr Elli Petersen-Pik - Deputy Mayor	10.3.1	Impartial	Maylands Peninsula Primary School was mentioned in the deputations for this item and my children attend this school.
Cr Cale Black	10.1.1	Impartial	I am a member of a number of the community groups mentioned in the budget.
Cr Cale Black	10.1.3	Impartial	I provided a deputation as a private citizen on this matter, at the 1 July 2025 Ordinary Council Meeting, prior to election as a Councillor.
Cr Nat Latter	10.1.1	Impartial	I have memberships and associations with some of the community groups mentioned in the budget.

6 Public Question Time

In accordance with the *Local Government Act 1995*, the *Local Government (Administration) Regulations 1996* and the *City of Bayswater Standing Orders Local Law 2021* the following procedures relate to public question time:

1. A member of the public who raises a question during question time, is to state his or her name and address.
2. Each member of the public with a question is entitled to ask up to 3 questions before other members of the public are invited to ask their questions. If there is sufficient time, the Presiding Member may allow additional questions if there are no more questions from other members of the public.
3. The minimum time to be allocated for public question time is 15 minutes.
4. Questions from the public must relate to a matter affecting the local government. Questions relating to matters of business listed on the agenda will be considered in the first instance, followed by questions relating to Council business not listed on the agenda.
5. A summary of each question raised by members of the public at the meeting and a summary of the response to the question will be included in the minutes of the meeting.
6. Where a question is taken on notice at the meeting, a summary of the response to the question will be provided in writing to the member of public and included in the agenda for the following meeting.

6.1 Responses to Public Questions Taken on Notice

Name: Aviv Silman, Noranda
Subject: Item 10.5.1.2.1 – Policy Review: CCTV Management

Question 1

Does the CCTV system operate using C++ scripting, or is it based on another system?

Response 1

The City does not use custom C++ scripting to operate its CCTV system. The system is based on a commercially developed, proprietary and internationally recognised video management platform used by government and enterprise organisations.

Subject: Plans for 81 Camboon Road, Noranda

Question 1

Does the Council have any plans for 81 Camboon Road (the former Noranda Nursery site)?

Response 1

The land is privately owned (it is not owned by the City of Bayswater). The land is zoned Urban under the Metropolitan Region Scheme and 'Medium and High Density Residential' under the City of Bayswater Town Planning Scheme No. 24. On 25 October 2022 the Metro Inner North Joint Development Assessment Panel approved a Development Application for a Child Care Premises for up to 100 children on part of the lot. The balance portion of the lot was noted on the plans as 'future residential development'.

Subject: Cyber Security and the City's Use of C++

Question 2

Given recent international and Australian cyber security guidance discouraging use of C++ due to memory safety risks, has the City considered similar policies in its software procurement?

Response 2

The City is aware of the increasing focus by cyber security agencies, including the Australian Cyber Security Centre (ACSC) and its international partners, on improving software security through the use of memory-safe programming languages and Secure by Design principles.

While the City does not currently maintain a policy that prohibits the procurement of software developed in specific programming languages, cyber security considerations form part of the software evaluation and procurement processes. Vendors are primarily assessed based on factors such as security architecture, vendor maturity, patching practices, vulnerability management, compliance with recognised security standards, and their ability to demonstrate secure development practices.

The City recognises that the use of memory-safe languages can reduce certain classes of software vulnerabilities. As industry guidance evolves, the City will continue to review its procurement requirements and consider whether additional assessment criteria relating to software supply chain security, secure development practices, and memory safety should be incorporated into future procurements.

Question 3

Does the City ask vendors what programming language their software is written in as part of procurement assessment?

Response 3

While the City does not routinely request a list of programming languages used within a vendor's product, we may seek information on secure development practices, secure-by-design principles, software supply chain security, and vulnerability management where appropriate for the risk and criticality of the system being procured.

Regardless of the programming language used, the cyber security considerations for software evaluation and selection ensure that these types of solutions will not be selected.

6.2 Public Question Time

Public Question Time commenced at 7:03pm.

The following questions were received in writing and were in relation to items on the agenda:

Name: Nana Maeshinjo, Bayswater
Subject: Item 10.3.1 Stone Street and Garratt Road Intersection Upgrade, Community Engagement Outcomes

Question 1

At the 24 February 2026 meeting, it was stated to reduce rat running the signal "timings can be adjusted to provide only minimum green for traffic existing Stone Street that allows only few vehicles at a time" essentially forcing cars to idle to dis-incentivise rat running. Given that idling vehicles increase exhaust pollutants, brake pad and tyre air particulates; what analysis has the City of Bayswater conducted to ensure these carcinogens will not adversely affect nearby residents?

Response 1

The potential traffic signal timing at the Garratt Road/Stone Street intersection will be designed primarily to prioritise traffic volumes along Garratt Road.

The proposed signals are an accepted form of treatment within an urban environment, approved by the State Government's governing body, Main Roads WA (MRWA).

Question 2

Exhaust fumes, brake pad and tyre air particulates emitted from stopping and starting cars at traffic lights are highly carcinogenic. Pregnant women and Senior Citizens are at higher risk from these increased carcinogens. Does the City of Bayswater value the health and wellbeing of pregnant women and Senior Citizens on Stone Street, Frinton Street and Traylen Road?

Response 2

Yes. The City values the health, safety and wellbeing of all members of the community, including pregnant women, senior citizens, and other vulnerable road users and residents. Protecting and enhancing community safety is a key consideration in the planning, design and delivery of our projects and services.

Question 3

It appears no residents received information brochures regarding the installation of these traffic lights by the vendor engaged by the City of Bayswater. What was the cost to rate payers for this failed letter distribution?

Response 3

After experiencing problems with the initial distribution contractor, an alternative contractor was engaged to deliver flyers to 3,026 households. As the initial contractor did not complete the required works, no invoice was issued and consequently, there was no cost to the City or its ratepayers.

Name: Matthew Morgan, Bayswater
Subject: Item 10.3.1 Stone Street and Garratt Road Intersection Upgrade, Community Engagement Outcomes

Question 1

At the 2025 AGM, Motion 1 regarding measures to reduce rat running on routes associated with Maylands Peninsula Primary School was not supported. What actions has the City taken since that time to address road safety concerns in this area, particularly in relation to 'Safe Routes to School', and how are community concerns being considered in decision-making?

Response 1

The City has continued with the State-funded Local Cost Urban Road Safety Road program (LCURS). This programme seeks to install raised platforms and other treatments throughout the Maylands Peninsula Precinct by the end of the year. Once completed, the City will monitor the outcomes with the intention of seeking approval from Main Roads WA to reduce the existing 50 km/h speed limit to either a 40 km/h or, where appropriate, a 30 km/h area-wide speed limit. The proposed speed reduction is intended to enhance road safety throughout the precinct.

The City's Safe Routes to School program has been included as part of the LCURS program. Currently, the City is focussed on the delivery of the LCURS project in the Maylands Peninsula.

Question 2

At 23 June 2026 Ordinary meeting it was stated that the dangerous 56km/h speed on Stone Street of the 85th percentile does not "warrant the installation of traffic calming measures under The City's usual assessment criteria" instead they will rely on community engagement. Unfortunately community engagement does not incorporate evidence-based research and is subject to confirmation bias and a sense of entitlement. How does a qualified traffic engineer disregard this empirical evidence of 56km/h on a residential street by not recommending traffic calming on Stone Street?

Response 2

The City's assessment of traffic calming requests is based on industry guidelines, including traffic volume, 85th percentile speed, crash history and road function in line with Austroads guidance, to ensure a consistent approach across the municipality. The latest traffic data reflects a reduced 85th percentile speed for Stone Street of 54km/h, which does not meet the 58 km/hr threshold for a local distributor classed road to warrant the investigation of further treatments. It is also reiterated that subject to Main Roads WA approval, the implementation of the LCURS program, together with the introduction of reduced area-wide speed limits, are expected to further improve driver behaviour throughout the area.

Question 3

Given the changes in staffing associated with the management of the Stone Street and Garratt Road traffic light project, what governance and oversight measures are in place to ensure continuity, transparency, and integrity in the delivery of the project, including communication with residents and Elected Members?

Response 3

The Garratt Road, Stone Street and Frinton Street traffic lights project continues to be delivered under the City's standard processes and reporting lines through the Infrastructure and Assets directorate. This ensures that delivery is not reliant on any single officer.

Where staffing changes occur, formal handover documentation and project files are transferred to the incoming officer to ensure continuity. Project decisions and correspondence are recorded, maintaining a transparent and auditable record of the project's progress.

The City will provide updates as requested.

Name: Sandra Kift, Bayswater
Subject: Item 10.3.1 Stone Street and Garratt Road Intersection Upgrade, Community Engagement Outcomes

Question 1

The long-term cycle network shows Percy Street and Stone Street as future cycling connection to the Wetlands/Swan River/Riverside Gardens. Unfortunately the bike plan of the City of Bayswater has excluded the area between Meltham Station and the Swan River for their planning. Will the City for Bayswater include pedestrian and bike planning for the planning?

Response 1

The City is currently looking at the LTCN routes in the vicinity of the Meltham Station, particularly south of the railway. This includes the location of the proposed signalised pedestrian crossing on Guildford Road. The City is planning to consult with the community regarding the crossing and any

changes to the LTCN.

Pedestrian and cyclist access will be considered as part of any future intersection design for this area.

Question 2

When will this happen?

Response 2

City officers have been liaising with the Active Transport Advisory Group on possible LTCN routes and the crossing location. Community consultation is expected to occur in late 2026; however, exact dates have not been determined at this stage.

In regard to the intersection itself, provision for pedestrian and cycling facilities will be considered during the detailed design phase, should the project be approved to progress beyond the preliminary design stage.

Name: Kate Bowker, Bayswater
Subject: Item 10.3.1 Stone Street and Garratt Road Intersection Upgrade, Community Engagement Outcomes

Question 1

The officers report refers to crash statistics for the Stone/Frinton/Garratt intersection with data from the MWRA Crash Map portal. The data presented from 2021 to 2023 is inconsistent with data publicly available through Crash Dash which also uses the MWRA crash data set. Can the difference in the data be explained?

City of Bayswater - 2023 15 (4 medical); 2022 10 (1 hospital); 2021 8 (3 medical)
Crash Dash - 2023 four (all minor); 2022 one (serious), 2021 three (all minor).

Response 1

The City utilises the official Main Roads WA crash data available through the Crash Map system. All crash statistics presented in the report were extracted directly from this source and have been used as the City's single source of truth.

The City is aware that Crash Dash may display different crash totals. As Crash Dash is a separate reporting interface, differences in the way data is presented or filtered may result in different totals.

For reporting purposes, the City has relied on the official data extracted directly from the Main Roads WA Crash Map system.

Question 2

The report made a note regarding alternative treatments suggested by the community – specifically on the 'right-turn time of day' ban for right-turning traffic from Stone Street. Has the city reviewed the time of day of the crashes – to understand the relevance a time of day ban could have on reducing the risk of right turn crashes? The report has ruled out the right turn time of day ban as it would require MRWA approval, installation of signage & associated line marking – doesn't the proposed signalisation require approval from MRWA and more costly line marking and signage? There was a comment made about driver compliance – drivers don't always comply with traffic lights – but no comment about the risk of effectiveness due to lack of compliance has not been made the proposed traffic lights – why is that? The Guildford Rd and Garratt road intersection has high levels of non compliance with the lights and pedestrian crossing right of way.

Response 2

Neither Main Roads WA nor the City supports a time-of-day right-turn restriction at this location. While such a restriction would require Main Roads WA approval, it relies on driver compliance with signage and would redistribute traffic to adjoining local access roads, neither of which is supported.

Traffic signals are a recognised engineering treatment that physically controls conflicting traffic movements and provides a more effective and reliable safety outcome. While no traffic control measure achieves 100% compliance, this does not outweigh the overall safety benefits of signalisation.

Question 3

I understand the council will pursue Black Spot Funding to cover the capital cost of the intersection upgrades. Is the council responsible for the preliminary and detailed design costs and administrative overheads of the project? If so what is the expected cost to the council for:
- the preliminary design (already completed);
- the proposed traffic consultant concept design; and
- further stages of design and administrative overheads?

Response 3

The preliminary study undertaken by GHD was to assess available treatments that could be considered to address safety at the intersection.

The concept design and cost estimate process would be undertaken by an external traffic consultant, at an estimated cost to the City in the order of $15,000. This process would determine whether the works are likely to attract external funding and would satisfy the Officer's Recommendations 3 and 4.

Should Council proceed with the submission for Blackspot Grant funding, the cost of the design and the construction will be carried as part of the grant funding.

Name: Danielle De Sousa Fra, Bayswater
Subject: Item 10.3.1 Stone Street and Garratt Road Intersection Upgrade, Community Engagement Outcomes

Question 1

Residents fear proposed signalisation will drive non-resident traffic through local streets to bypass the Guildford / Garrett intersection. This surge threatens pedestrian safety on Frinton Street and impacts families using Alf Brooks Park. A recent Guildford Road incident already proved how easily Frinton Street becomes overwhelmed and unsafe for young families. Locals question why a cul-de-sac is not being considered instead to eliminate through-traffic and prevent accidents.

Response 1

The proposal aims to improve the safety at the intersection, particularly the right turn in and out of the Stone Street and Garratt Road intersection. Consideration will be given to reducing the potential of rat-running and other impacts to the surrounding areas, including Frinton Street, during concept development.

Question 2

Bus re-routing from Crowther to Frinton Street will further worsen traffic. Crowther's

existing stop is safe, underutilised by traffic, and preserves verge benefits. Conversely, Frinton Street is too narrow for speeding non-resident traffic and buses. A small hill on Frinton also increases westerly speeds, creating a major collision risk near the proposed stop. Residents want to know if these risks were evaluated and if the council plans to widen Frinton Street to adapt.

Response 2

The proposal aims to improve the safety at the intersection, particularly the right turn in and out of the Stone Street and Garratt Road intersection. Consideration will be given to the impact on bus routes and subsequent impacts on nearby residents including Frinton Street, during concept development.

Name: Kurt Boullineau, Bayswater
Subject: Item 10.3.1 Stone Street and Garratt Road Intersection Upgrade, Community Engagement Outcomes

Question 1

Has the council undertaken a formal assessment of the sight distance and visual conditions for vehicles turning right from Stone Street, including the impact of the three existing power poles and the inward road alignment on a driver's ability to identify approaching traffic? Specifically, has consideration been given to whether these visual obstructions contribute to vehicles only becoming visible when they are already within a limited reaction distance?

Response 1

The City has considered the sight lines of the intersection as part of the initial assessment. A more formal assessment will be undertaken as part of the preliminary design.

Question 2

Has the council considered whether introducing traffic lights could effectively create a four-way drag strip effect, with approximately 200-metre straight runs in each direction? Has the potential impact of increased noise from repeated vehicle take-offs, braking and stopping — particularly from V8s, motorcycles, scooters and heavy vehicles — as well as increased emissions and air pollution from stop-start traffic, been assessed?

Response 2

The City has an obligation to investigate an intersection that is shown to have a high number of accidents. This intersection has a higher-than-normal level of right turn accidents, and the use of traffic signals are a standard treatment (for existing traffic volumes) to address the issue of improving safety at the intersection.

Question 3

Has the council assessed whether Queen Street provides a safer alternative location for a right turn compared with Stone Street, particularly in relation to improved sightlines and driver visibility? Given the current changes restricting access at Queen Street, has consideration been given to whether traffic movements could be reviewed or redirected to a location with better visual conditions and reduced safety risks?

Response 3

Main Roads WA would not support the installation of traffic lights so close to the Guildford Road intersection lights.

The following questions were received in writing and were not in relation to items on the agenda:

Name: Wendy Garstone, Maylands
Subject: Canopy coverage and public open space

Question 1

Last year there were many street trees with canopy near or touching power lines, and as a result Western Power inspectors ordered urgent 'pruning' of canopy resulting in severe impact to tree structure and vegetation loss to many City trees. Why has this occurred again in 2026, how many trees were impacted and how many street trees are still at risk of Western Power severe pruning?

Response 1

The City is aware of Western Power undertaking the pruning of 23 of the City's verge trees to varying degrees in the past month. Whilst these are known instances, Western Power is under no obligation to report works and does not provide advance notice.

The City has recently introduced a new contractor to the southern portion of the City, and they are working on improving clearances between trees and powerlines. The City continues to complete regular inspections of verge trees under power lines and is working with the newly appointed contractor to reduce risk of further urgent works by Western Power.

Question 2

Regarding Wotton Reserve, the sale of public open space for $1 is concerning considering the value and use of public open space for tree canopy as well as for sport. Has an Arborist report been undertaken to ensure that Local and State commitments to tree canopy coverage will be upheld, if not, why not, and will this report be made public?

Response 2

An arborist report for Wotton Reserve has not been undertaken as the proposal is currently at the land disposition consultation stage.

Should the proposal progress, a detailed planning, subdivision or development assessment process would be required. It is expected that retention of trees, and other planting requirements, will be considered and conditioned as part of any future development approval process.

Question 3

I wrote to the CEO by email on July 1st with several questions regarding public open space amenity in the City, I haven't received a reply yet. Can you please advise when this might be provided?

Response 3

Thank you for your submission regarding the proposed disposal of part of Wotton Reserve, Embleton. The City acknowledges the time taken by community members to consider the proposal and provide feedback, whether in support, objection or with other comments.

All submissions will be included as part of a report presented to Council for consideration at an Ordinary Council Meeting, currently scheduled to be held on 25 August 2026. Councillors will consider the submissions received before deciding whether to proceed with the proposed disposal, and on what basis.

Following the Council meeting, the minutes will be published on the City's website, and you will be provided with a letter outlining the decision of Council and the next steps.

The following questions were submitted verbally and were in relation to items on the agenda:

Clare Duxbury, Bayswater
Item 10.3.1 Stone Street and Garratt Road Intersection Upgrade, Community Engagement Outcomes

Question 1

Has the Council still considered a left-in/left-out treatment at Stone Street and Garratt Road, with a minor modification to the Route 41 bus to utilise the Garratt Road/Waterway Parade roundabout, to be a viable option?

Response 1

Luke Botica, Director Infrastructure and Assets advised that a left-in/left-out treatment would remove right-turn movements into and out of Stone Street, resulting in redistribution of traffic through surrounding local roads. In relation to the proposed bus rerouting, the Director advised that while the suggested arrangement could function, it would require buses to travel a longer distance, including travel into the City of Belmont, and would require consultation with the Public Transport Authority. The Director further noted that the proposal does not resolve right-turn access constraints.

Question 2

Would a peak-period right-turn ban from Stone Street to Garratt Road require verge modifications or intersection changes beyond signage, line marking, and compliance cameras?

Response 2

Luke Botica, Director Infrastructure and Assets advised that the primary requirement would be installation of appropriate signage, likely requiring verge placement. The road geometry would likely remain unchanged, with detailed design determining any additional line marking or infrastructure requirements.

Question 3

Has the City had continued engagement with Google Maps and similar services to discourage rat-running through residential streets?

Response 3

Luke Botica, Director Infrastructure and Assets advised the City had previously contacted Google without response and had not undertaken recent contact. It was noted that route selection is typically based on default “fastest route” settings within such applications.

Matt Duxbury, Bayswater
Item 10.3.1 Stone Street and Garratt Road Intersection Upgrade, Community Engagement Outcomes

Question 1

Have the community survey methodology appropriately addressed potential bias based on respondents’ location, and what statistical considerations were applied to ensure valid results?

Response 1

Luke Botica, Director Infrastructure and Assets advised that the survey area was selected based on those impacted by the proposed intersection treatments and was developed in consultation with the City's Communications team. Further detail was taken on notice.

Question 2

What is the expected increase in rat-running traffic and how will such increases be quantified?

Response 2

Luke Botica, Director Infrastructure and Assets advised that precise modelling was difficult at this stage but noted that traffic management treatments, such as those delivered under the Low Cost Urban Road Safety programs, can be implemented to discourage rat-running by reducing route attractiveness relative to arterial roads.

Question 3

Can the Council explain how it arrived at the implied outcome as the evidentiary basis for concluding that signalisation would reduce crash frequency and severity?

Response 3

Luke Botica, Director Infrastructure and Assets advised that the proposal seeks to address a demonstrated over-representation of right-angle crashes at the intersection. The City relies on Main Roads WA data and guidance, and the proposal will be assessed against Black Spot Program criteria to determine the most appropriate treatment.

Mayor Filomena Piffaretti invited questions to be asked in relation to items not on the agenda:

Harry Bouzidis, Noranda
Wotton Reserve proposal.

Question 1

Who would be responsible for maintenance costs of the playing surface if the proposed development proceeds, and what will be the projected annual cost of maintaining this field?

Response 1

Jeremy Edwards, Chief Executive Officer advised that that maintenance arrangements would be determined through a future agreement between the City and the developer (Pelligra Group), should the proposal proceed. Costs and responsibilities are not yet finalised but would form part of negotiations, noting the City already incurs maintenance costs for the reserve.

Question 2

Is it possible that the City could bear maintenance costs for facilities primarily used by a private entity?

Response 2

Mayor Filomena Piffaretti advised that is yet to be determined.

Jeremy Edwards, Chief Executive Officer added that the City would negotiate an arrangement and any additional costs would be encompassed in the agreement.

Question 3

Should the developer own the divested land, will they own the dwellings on the land and the club rooms and sporting facilities that are built beneath the dwellings on their land?

Response 3

Jeremy Edwards, Chief Executive Officer advised that residential dwellings would be owned by the developer. Ownership and management of clubroom facilities remain subject to future agreements and are not yet determined.

Kurt Boullineau, Bayswater
Item 10.3.1 Stone Street and Garratt Road Intersection Upgrade, Community Engagement Outcomes

Question 1

In relation to my written question, there are concerns regarding visibility issues at Stone Street due to road curvature and power pole obstructions, and right-turn movements may be safer from Queen Street?

Response 1

Luke Botica, Director Infrastructure and Assets advised that relocation of right-turn access to Queen Street would likely not be supported by Main Roads WA due to proximity to Guildford Road but could be investigated. The Director also noted that design processes could consider mitigation of visibility constraints.

Question 2

There are concerns regarding pedestrian and cyclist safety, including informal crossing points, blind spots, and potential behavioural changes associated with signalised intersections.

Has the City addressed increasing where the footpath ends to improve pedestrian and cyclist safety?

Response 2

Luke Botica, Director Infrastructure and Assets advised that all such matters, including pedestrian and cyclist safety and local observations, would be considered as part of the detailed design process. Information from residents in the vicinity and lived experience is significant during the design process.

Question 3

Residents are also concerned with potential acceleration between signals and associated safety risks?

Response 3

Luke Botica, Director Infrastructure and Assets confirmed these would also be considered during design.

Peter Beor, Bayswater
Item 10.3.1 Stone Street and Garratt Road Intersection Upgrade, Community Engagement Outcomes

Question 1

If the traffic lights do go in, is there a possibility that Frinton Street could become a cul-de-sac?

Response 1

Luke Botica, Director Infrastructure and Assets advised that the intersection configuration has not yet been finalised and will be determined through the concept design process, with multiple options under consideration.

Question 2

I am concerned that the bus route would then continue along Finton Street into Stone and will run downhill past a children's playground, potentially leading to higher speeds and increased traffic, including rat-running. Given that the playground is heavily used by children and there are nearby crossing points, I am worried about safety risks. Has the bus route been planned with consideration of bus speeds and the proximity to the playground?

Response 2

Luke Botica, Director Infrastructure and Assets advised that while the primary objective is to address right-turn crash risks, all impacts including public transport operations and local traffic conditions will be considered during design, with community feedback incorporated.

Question 3

Is it suitable to have a slip lane where multiple residential driveways are present?

Response 3

Luke Botica, Director Infrastructure and Assets advised that driveway access and safety would be assessed in accordance with relevant guidelines during the design process, and alternative configurations may be considered.

Harry Bouzidis, Noranda
Wotton Reserve proposal

Question 1

Are the clubrooms going to be a strata title or green title. Will the developer have legal and total control of these facilities?

Response 1

Jeremy Edwards, Chief Executive Officer advised that ownership and management of clubroom facilities remain subject to future agreements and are not yet determined, noting that conceptual plans are preliminary. However the agreement needs to be made to the satisfaction of the current users for this development to proceed.

Question 2

I have concerns regarding control of facilities and potential displacement of existing Morley Windmills user groups.

Response 2

Mayor Filomena Piffaretti advised that Morley Windmills are in discussion with Pelligra group and these discussions are ongoing. This is a long process which is only in the early stages.

There being no further questions, Public Question Time closed at 7:33pm

7 Confirmation of Minutes

7.1 Ordinary Council Meeting

The Minutes of the Ordinary Council Meeting held on 23 June 2026 which have been distributed, be confirmed as a true and correct record.

ADDITIONAL INFORMATION

Confidential item 14.1.1 which was entitled “Property Matter – Bayswater”, relates specifically to Wotton Reserve in Embleton, next to Morley Train Station. A previous report on this matter was entitled “Property Matter – Morley Station Precinct”.

Recommendation Implications

To ensure consistency in the naming of this report item, the recommendation for confirming the minutes of the meeting is amended to:

That Council:

1. Confirms the Minutes of the Ordinary Council Meeting held on 23 June 2026 which have been distributed, as a true and correct record, with the title of Item 14.1.1 changed to “Property Matter – Embleton (Morley Station Precinct)”.
2. Requests the Chief Executive Officer to annotate the agenda for the Ordinary Council Meeting held 23 June 2026 to reflect the change of title for Item 14.1.1, as described in limb 1 above.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

That Council:

1. Confirms the Minutes of the Ordinary Council Meeting held on 23 June 2026 which have been distributed, as a true and correct record, with the title of Item 14.1.1 changed to “Property Matter – Embleton (Morley Station Precinct)”.

2. Requests the Chief Executive Officer to annotate the agenda for the Ordinary Council Meeting held 23 June 2026 to reflect the change of title for Item 14.1.1, as described in limb 1 above.

Cr Elli Petersen-Pik - Deputy Mayor Moved, Cr Donovan MacDonald Seconded

CARRIED UNANIMOUSLY: 9/0

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, Cr Steven Ostaszewskyj, Cr Anthony Pittaway, Cr Michelle Sutherland, Cr Nat Latter, Cr Elli Petersen-Pik – Deputy Mayor, Cr Cale Black and Cr Donovan MacDonald.***

Against: ***Nil.***

8 Presentations

8.1 Petitions

Nil.

8.2 Presentations

Nil.

8.3 Deputations

The following deputations were heard at the Agenda Briefing Forum held on 21 July 2026:

In person deputations
In person deputations were received by the Council in the Chamber.

Item 10.3.1 Stone Street and Garratt Road Intersection Upgrade, Community Engagement Outcomes

1. In relation to item 10.3.1, Matt Duxbury was in attendance and spoke in opposition to the officer's recommendation.
2. In relation to item 10.3.1, Kate Bowker was in attendance and spoke in opposition to the officer's recommendation.

Written deputations
Written deputations were circulated to Council and copies provided on the City's website.

Item 10.3.1 Stone Street and Garratt Road Intersection Upgrade, Community Engagement Outcomes

3. In relation to item 10.3.1, Garry O'Connell submitted a written deputation expressing opposition to the officer's recommendation/motion.
4. In relation to item 10.3.1, Paul Adair submitted a written deputation expressing opposition to the officer's recommendation.

8.4 Delegates Reports

8.4.1 Cr Calla Loiacono - WALGA Training Module 4 - Meeting Procedures

Responsible Directorate:	Office of the Chief Executive Officer
Authority/Discretion:	Information Purposes
Voting Requirement:	Simple Majority Required
Attachments:	1. Certificate of Achievement - Meeting Procedures [**8.4.1.1** - 1 page]

SUMMARY

For Council to note training courses recently completed by Cr Calla Loiacono.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

That Council:

1. **Notes the Delegate's Report from Cr Loiacono on completion of Module 4 – Meeting Procedures.**
2. **Notes that Cr Loiacono has now successfully completed the compulsory Elected Member Training in accordance with s5.126 of the *Local Government Act 1995* and lodged the required Declaration of Completion of Mandatory Elected Member Training with the Chief Executive Officer.**

Cr Calla Loiacono Moved, Cr Anthony Pittaway Seconded

CARRIED UNANIMOUSLY: 9/0

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, Cr Steven Ostaszewskyj, Cr Anthony Pittaway, Cr Michelle Sutherland, Cr Nat Latter, Cr Elli Petersen-Pik - Deputy Mayor, Cr Cale Black and Cr Donovan MacDonald.***

Against: ***Nil.***

REPORT

Cr Loiacono completed Module 4 – Meeting Procedures on 22 May 2026 at a cost of $407.00 inclusive of GST.

Following completion of this course, Cr Loiacono has received her Certificate of Achievement for the Council Member Essentials Course.

KEY COURSE TOPICS

Module 4 – Meeting Procedures

- Participating effectively in meetings is a critical aspect of being a Council Member. Meetings are the fundamental component of your role and your opportunity to deliver outcomes for your community.
- Learn to prepare for meetings by analysing and interpreting information and collaborating with other Council Members, enabling informed strategic decisions during the meeting.
- Tools provided to participate effectively in meetings by developing an understanding of meeting procedures and high-level debating techniques.
- Learning outcomes include:
    - Critically reading agendas and evaluating Local Government officer reports;

- Understanding and being able to correctly use procedural motions and effectively raise ‘points of order’;
- Demonstrating skills as a chair within legal and ethical requirements;
- Understanding the importance of checking and confirming the minutes;
- Using knowledge of meeting procedures to move, second or foreshadow motions, using correct amendment rules where appropriate and take the right of reply; and
- Participating confidently and effectively in Council and committee meetings.

CR LOIACONO’S COMMENTS

I found the WALGA training to be an excellent introduction to my role as an Elected Member. It provided a strong foundation for understanding the responsibilities of the position, the legislative framework, and the importance of good governance. The sessions were informative, practical, and have given me greater confidence as I begin my journey serving the community.

ELECTED MEMBER CONFERENCE, TRAVEL AND TRAINING REGISTER

The Elected Member Conference, Travel and Training Register has been updated to reflect the completion of the above course by Cr Loiacono.

The course was funded from Cr Loiacono’s allowance in accordance with the *Elected Members Entitlements Policy.*

CONCLUSION

Cr Loiacono has provided the above Delegate’s Report to Council to note training courses recently completed and lodged the required Declaration of Completion of Mandatory Elected Member Training with the Chief Executive Officer.

WALGA Training

RTO 51992

Certificate of Achievement

awarded to

Calla Loiacono

after completing the following course:

Meeting Procedures

on

22 May 2026

Redacted for Privacy

Nick Sloan - Chief Executive Officer
Western Australian Local Government Association

Certificate ID: TG53SNaV6U

8.4.2 Cr Anthony Pittaway - WALGA Training Module 4 - Meeting Procedures

Responsible Directorate:	Office of the Chief Executive Officer
Authority/Discretion:	Information Purposes
Voting Requirement:	Simple Majority Required
Attachments:	1. Certificate of Achievement - Meeting Procedures - Cr Pittaway Printed redacted [**8.4.2.1** - 1 page]

SUMMARY

For Council to note training courses recently completed by Cr Anthony Pittaway.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

That Council:

1. **Notes the Delegate's Report from Cr Pittaway on completion of Module 4 – Meeting Procedures.**
2. **Notes that Cr Pittaway has successfully completed the below compulsory Elected Member Training in accordance with s5.126 of the *Local Government Act 1995* (WA).**

Cr Anthony Pittaway Moved, Cr Donovan MacDonald Seconded

CARRIED UNANIMOUSLY: 9/0

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, Cr Steven Ostaszewskyj, Cr Anthony Pittaway, Cr Michelle Sutherland, Cr Nat Latter, Cr Elli Petersen-Pik - Deputy Mayor, Cr Cale Black and Cr Donovan MacDonald.***

Against: ***Nil.***

REPORT

Cr Pittaway completed the Module 4 – Meeting Procedures on 25 May 2026 at a cost of $566.50 inclusive of GST.

Following completion of this course, Cr Pittaway received his Certificate of Achievement for the Council Member Essentials Course.

KEY COURSE TOPICS

Module 4 – Meeting Procedures

- Participating effectively in meetings is a critical aspect of being a Council Member. Meetings are the fundamental component of your role and your opportunity to deliver outcomes for your community.
- Learn to prepare for meetings by analysing and interpreting information and collaborating with other Council Members, enabling informed strategic decisions during the meeting.
- Tools provided to participate effectively in meetings by developing an understanding of meeting procedures and high-level debating techniques.
- Learning outcomes include:
    - Critically reading agendas and evaluating Local Government officer reports;
    - Understanding and being able to correctly use procedural motions and effectively raise 'points of order';
    - Demonstrating skills as a chair within legal and ethical requirements;
    - Understanding the importance of checking and confirming the minutes;

- Using knowledge of meeting procedures to move, second or foreshadow motions, using correct amendment rules where appropriate and take the right of reply; and
- Participating confidently and effectively in Council and committee meetings.

CR PITTAWAY'S COMMENTS

This course was very informative and relevant to my role as an Elected Member.

ELECTED MEMBER CONFERENCE, TRAVEL AND TRAINING REGISTER

The Elected Member Conference, Travel and Training Register has been updated to reflect the completion of the above course by Cr Pittaway.

The course was funded from Cr Pittaway's allowance in accordance with the *Elected Members Entitlements Policy.*

CONCLUSION

Cr Pittaway has provided the above Delegate's Report to Council to note the training course recently completed.

WALGA Training

RTO 51992

Certificate of Achievement

awarded to

Anthony Pittaway

after completing the following course:

Meeting Procedures

on

25 May 2026

Redacted for Privacy

Nick Sloan - Chief Executive Officer
Western Australian Local Government Association

Certificate ID: iBvYrkFbKn

8.4.3 Cr Donovan MacDonald - WALGA Elected Member Training Essentials

Responsible Directorate:	Office of the Chief Executive Officer
Authority/Discretion:	Information Purposes
Voting Requirement:	Simple Majority Required
Attachments:	1. Certificate of Achievement - Conflicts of Interest [**8.4.3.1** - 1 page] 2. Certificate of Achievement - Meeting Procedures [**8.4.3.2** - 1 page] 3. Certificate of Achievement - Serving on Council [**8.4.3.3** - 1 page] 4. Certificate of Achievement - Understanding Financial Reports Budgets [**8.4.3.4** - 1 page] 5. Certificate of Achievement - Understanding Local Government [**8.4.3.5** - 1 page]

SUMMARY

For Council to note training courses recently completed by Cr Donovan MacDonald.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

That Council:

1. **Notes the Delegate's Report from Cr MacDonald on completion of the following Elected Member Training compulsory units:**
   - **(a) Module 1 - Understanding Local Government**
   - **(b) Module 2 – Conflicts of Interest**
   - **(c) Module 3 – Serving on Council**
   - **(d) Module 4 – Meeting Procedures**
   - **(e) Module 5 - Understanding of Financial Reports and Budgets**
2. **Notes that Cr MacDonald has now successfully completed the compulsory Elected Member Training in accordance with s5.126 of the *Local Government Act 1995* and lodged the required Declaration of Completion of Mandatory Elected Member Training with the Chief Executive Officer.**

Cr Donovan MacDonald Moved, Cr Cale Black Seconded

CARRIED UNANIMOUSLY: 9/0

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, Cr Steven Ostaszewskyj, Cr Anthony Pittaway, Cr Michelle Sutherland, Cr Nat Latter, Cr Elli Petersen-Pik - Deputy Mayor, Cr Cale Black and Cr Donovan MacDonald.***

Against: ***Nil.***

REPORT

Cr MacDonald completed the following courses:

- Module 1 - Understanding Local Government
  - Course completed: 4 July 2026
  - Course cost: $264 inclusive of GST

- Module 2 – Conflicts of Interest
    - Course completed: 2 July 2026
    - Course cost: $264 inclusive of GST
- Module 3 – Serving on Council
    - Course completed: 3 July 2026
    - Course cost: $517 inclusive of GST
- Module 4 – Meeting Procedures
    - Course completed: 2 July 2026
    - Course cost: $407 inclusive of GST
- Module 5 - Understanding Financial Reports and Budgets
    - Course completed: 3 July 2026
    - Course cost: $407 inclusive of GST

Following completion of these courses, Cr MacDonald has received his Certificates of Achievement for the Council Member Essentials Course.

KEY COURSE TOPICS

Module 1 - Understanding Local Government

- This foundation course assists in the transition from private citizen to a Council Member.
- Valuable information and a greater understanding of roles and responsibilities, Local Government protocols and procedures is provided to assist in competently fulfilling duties.
- Provides an overview of how the *Local Government Act 1995* frames the systems and processes involved in the function of Local Government.
- Learning outcomes include:
    - Identifying how Local Government fits into the structure of Government in Australia;
    - Understanding the role of Council Members;
    - Distinguishing between the strategic role of the Council and the day-to-day role of the Administration;
    - Understanding the legislative environment of Local Governments; and
    - Raising awareness on how to participate confidently in Council and committee meetings.

Module 2 – Conflicts of Interest

- As an elected community representative and leader, Council Members are required to make objective, unbiased decisions on matters affecting the whole community. Council Members have a statutory obligation to declare any actual or perceived interests that may influence those decisions.
- This course outlines financial, indirect financial, proximity and impartiality interests; disclosures of interest at meetings; the importance of closely associated persons; and the link between gifts and conflicts of interest.

- Learning outcomes include:
    - Identifying the types of interest that exist;
    - Understanding how an Elected Member can have an interest in a Council or committee matter;
    - Evaluating the implications of different types of interest;
    - Identifying the critical people when considering interests; and
    - Confidently locating helpful information.

Module 3 – Serving on Council

- A comprehensive two-day course specifically developed to address the unique skills and knowledge required by Council Members and develops the knowledge and skills required to serve effectively on Council.
- Building on the information from the first few modules, the course delves deeper into what is involved in serving your community in a Local Government environment and performing as a competent and capable team member on Council.
- It recognises both internal and external influences on Council Members, how to develop and maintain strategic relationships, the necessity to perform your role in a due diligence framework and how to contribute effectively to high level strategic decision making.
- Learning outcomes include:
    - Understanding and applying legislation and regulations within which Local Governments must operate;
    - Identifying the role of Council Members and senior management in leading and supporting their communities;
    - Recognising expectations of Council Members to act in a ‘Board-like' manner as the governing body;
    - Applying processes involved in contributing successfully to Council and committee meetings; and
    - Implementing ethical decision making.

Module 4 – Meeting Procedures

- Participating effectively in meetings is a critical aspect of being a Council Member. Meetings are the fundamental component of your role and your opportunity to deliver outcomes for your community.
- Learn to prepare for meetings by analysing and interpreting information and collaborating with other Council Members, enabling informed strategic decisions during the meeting.
- Tools provided to participate effectively in meetings by developing an understanding of meeting procedures and high-level debating techniques.
- Learning outcomes include:
    - Critically reading agendas and evaluating Local Government officer reports;
    - Understanding and being able to correctly use procedural motions and effectively raise ‘points of order’;
    - Demonstrating skills as a chair within legal and ethical requirements;
    - Understanding the importance of checking and confirming the minutes;

- Using knowledge of meeting procedures to move, second or foreshadow motions, using correct amendment rules where appropriate and take the right of reply; and
- Participating confidently and effectively in Council and committee meetings.

Module 5 - Understanding Financial Reports and Budgets

- Council Members encounter ongoing pressure to be fully across their Council's financial decisions and responsibilities.
- Often Council Members will be urged to reduce rates, while keeping services to a high level and at the same time keep spending down.
- A practical understanding is provided on how to review and interpret financial reports and budgets, as well as monitoring revenue and expenditure. An understanding will be gained and discussed of the benefits of financial forecasting; and realise the impact that key decision making has on the organisation's financial health.
- Course material outlines the linkage between Strategic Planning, Asset Management Planning and Long-Term Financial Planning.
- Learning outcomes include:
  - Understanding basic accounting principles and concepts;
  - Analysing the roles and responsibilities of Council, Council Members, the CEO and Audit, Risk and Improvement Committee;
  - Applying strategic financial management; and
  - Understanding the imposition of rates, annual budgets and financial management reporting.

ELECTED MEMBER CONFERENCE, TRAVEL AND TRAINING REGISTER

The Elected Member Conference, Travel and Training Register has been updated to reflect the completion of the above courses by Cr MacDonald.

The courses were funded from Cr MacDonald's allowance in accordance with the *Elected Members Entitlements Policy.*

CONCLUSION

Cr MacDonald has provided the above Delegate's Report to Council to note training courses recently completed and lodged the required Declaration of Completion of Mandatory Elected Member Training with the Chief Executive Officer.

WALGA Training

RTO 51992

Certificate of Achievement

awarded to

Donovan MacDonald

after completing the following course:

Conflicts of Interest

on

2 July 2026

Redacted for Privacy

Nick Sloan - Chief Executive Officer
Western Australian Local Government Association

Certificate ID:GfwCKCEGCU

WALGA

WALGA Training

RTO 51992

Certificate of Achievement

awarded to

Donovan MacDonald

after completing the following course:

Meeting Procedures

on

2 July 2026

Redacted for Privacy

Nick Sloan - Chief Executive Officer
Western Australian Local Government Association

Certificate ID: dxCtPmBIZt

WALGA

WALGA Training

RTO 51992

Certificate of Achievement

awarded to

Donovan MacDonald

after completing the following course:

Serving on Council

on

3 July 2026

Redacted for Privacy

Nick Sloan - Chief Executive Officer
Western Australian Local Government Association

Certificate ID: jCBosOxsph

WALGA

WALGA Training

RTO 51992

Certificate of Achievement

awarded to

Donovan MacDonald

after completing the following course:

Understanding Financial Reports and Budgets

on

3 July 2026

Redacted for Privacy

Nick Sloan - Chief Executive Officer
Western Australian Local Government Association

Certificate ID: n5naQQ7Bha

WALGA

WALGA Training

RTO 51992

Certificate of Achievement

awarded to

Donovan MacDonald

after completing the following course:

Understanding Local Government

on

4 July 2026

Redacted for Privacy

Nick Sloan - Chief Executive Officer
Western Australian Local Government Association

Certificate ID: Gj3Q3Rt4wr

9 Method of Dealing With Agenda Business

With the exception of items identified to be withdrawn for discussion, the remaining reports will be adopted by exception (enbloc).

An adoption by exception resolution may not be used for a matter:

(a) in which an interest has been disclosed;

(b) that has been the subject of a petition or deputation;

(c) that is a matter on which a Member wishes to make a statement; or

(d) that is a matter on which a Member wishes to move a motion that is different to the recommendation.

Items were withdrawn and discussed in the order shown below:

Item	Reason for withdrawal
10.3.1	This item was subject to deputations, an interest was disclosed and a member wished to move the officer recommendation.
10.1.1	A member wished to move a motion that was different to the officer recommendation and an absolute majority decision was required to carry this item and interest were disclosed.
10.1.2	An absolute majority decision was required to carry this item.
10.1.3	A member wished to vote against the officer recommendation for this item and interests
10.1.4	A member wished to move the officer recommendation for this item.
10.1.6	Item required nominations for voting delegates and deputy delegates.
10.2.1	An absolute majority decision was required to carry this item.
10.4.1	Item required public reading of the purpose and effect of the local law.

The remaining items, 10.1.5, 10.2.2, 10.2.3, 10.3.2, 10.3.3, 10.3.4 and 10.3.5, were carried by exception (En Bloc).

COUNCIL RESOLUTION

That item 10.3.1, which was the subject of deputations, be brought forward and considered before the other items in section 10.

Cr Cale Black Moved, Cr Michelle Sutherland Seconded

CARRIED UNANIMOUSLY:9/0

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, Cr Steven Ostaszewskyj, Cr Anthony Pittaway, Cr Michelle Sutherland, Cr Nat Latter, Cr Elli Petersen-Pik - Deputy Mayor, Cr Cale Black and Cr Donovan MacDonald.***

Against: ***Nil.***

10 Reports

10.1 Office of the CEO Directorate Reports

10.1.1 Annual Budget 2026/27

Responsible Branch:	Financial Services
Responsible Directorate:	Corporate Services
Authority/Discretion:	Legislative
Voting Requirement:	***ABSOLUTE MAJORITY REQUIRED for limbs 1-4*** *Simple Majority Required for limbs 5-7*
Attachments:	1. Statutory Annual Budget for year ended 30 June 2027 [**10.1.1.1** - 77 pages] 2. Long Term Financial Plan 2026/27 - 2035/2036 [**10.1.1.2** - 18 pages] 3. 2026/27 Operating Projects - FTE and New Capital List [**10.1.1.3** - 1 page]
Officer Declaration:	*The officers involved in drafting and reviewing this report do not have any interests to disclose.*

CR CALE BLACK DECLARED AN IMPARTIAL INTEREST

In accordance with regulation 22 of the Local Government (Model Code of Conduct) Regulations 2021, Cr Cale Black declared an impartial interest in this item as he is a member of community groups mentioned in the budget.

Cr Cale Black remained in the Council Chambers and voted on this item.

CR NAT LATTER DECLARED AN IMPARTIAL INTEREST

In accordance with regulation 22 of the Local Government (Model Code of Conduct) Regulations 2021, Cr Nat Latter declared an impartial interest in this item as they have memberships and associations with some of the community groups mentioned in the budget.

Cr Nat Latter remained in the Council Chambers and voted on this item.

This item does not contain any information that is considered confidential in accordance with Section 5.23(2) of the Local Government Act 1995.

SUMMARY

For Council to adopt the 2026/27 Annual Budget together with supporting notes and schedules, including imposition of differential rates and minimum payments, and other consequential matters arising from the budget. The Long-Term Financial Plan is also attached for Council endorsement.

This report provides an overview of the 2026/27 Budget presented in its statutory form for Council adoption in accordance with the *Local Government Act 1995* (Act), the *Local Government (Financial Management) Regulations 1996* (Regulations), and Australian Accounting Standards.

ADDITIONAL INFORMATION

Please note that in the **2026/27 Notes to the Budget – Note 8: Borrowings** (pages 16–17 of the Statutory Budget), the Maylands Waterland loan principal balance at 1 July 2026 is amended from $0 to $970,615 to reflect the correct outstanding balance.
This amendment has no impact on the overall budget and is required for disclosure purposes only. Accordingly, no other changes are necessary.

These changes are contained in the attachment included in this addendum and will be updated in **Attachment 1** within the minutes for this item.

Recommendation Implications

There is no change to the Officer Recommendation as a result of the above.

OFFICER'S RECOMMENDATION

That Council in relation to:

1. 2026/27 Budget

   Adopts, pursuant to the provisions of section 6.02 of the *Local Government Act 1995* and part 3 of the *Local Government (Financial Management) Regulations 1996*, the Statutory Budget for the City of Bayswater for the 2026/27 financial year, as contained in Attachment 1, which includes the following:

   (a) Statement of Comprehensive Income by Nature or Type

   (b) Statement of Cash Flows

   (c) Statement of Financial Activity

   (d) Supporting notes, tables and other information

   ABSOLUTE MAJORITY REQUIRED

2. 2026/27 Rates, Minimum Payments, Service Charges, Instalment Payment Arrangements and Concessions:

   (a) Adopts, for the purpose of yielding the deficiency disclosed by the 2026/27 Budget adopted at Part 1 above and pursuant to the provisions of section 6.32 of the *Local Government Act 1995*, the following differential rates and minimum payments:

Differential Category based on GRV	Rate in the Dollar	Minimum Payment
	$	$
Residential (Improved)	0.052992	1,248.50
Commercial/Industrial (Improved)	0.072535	1,708.90
Residential – Vacant	0.075249	1,772.90
Commercial/Industrial – Vacant	0.105454	2,484.50

   (b) Pursuant to section 6.45 of the *Local Government Act 1995* and regulation 64(2) of the *Local Government (Financial Management) Regulations 199*6, nominates the following due dates for the payment of rates and service charges in full by instalments:

      i. Full payment and 1st instalment – 18 September 2026

      ii. 2nd half instalment – 20 November 2026

      iii. 2nd quarterly instalment – 20 November 2026

      iv. 3rd quarterly instalment - 22 January 2027

      v. 4th and final quarterly instalment - 26 March 2027

   (c) Pursuant to section 6.38 of the Local Government Act 1995, the City will continue to recover outstanding service charges attributable to the Maylands Central Underground Power Project that were imposed during previous financial years.

   (d) Imposes, in accordance with section 6.45(3) of the *Local Government Act 1995*, 5.5% applicable to rate and service charge instalment arrangements plus $5 for the 2-instalment plan and $15 for the 4-instalment plan.

(e) Imposes, in accordance with section 6.51(1) of the *Local Government Act 1995*, an interest rate of 7% applicable to overdue and unpaid rate and service charges.

ABSOLUTE MAJORITY REQUIRED

3. 2026/27 Waste Avoidance and Resources Recovery Charges

Adopts, in accordance with section 67 of the *Waste Avoidance and Resources Recovery Act 2007*, the following charges for the removal and deposit of domestic and commercial waste:

(a) Domestic Refuse Service of $438.15 (annual charge) includes:

i. 240 litre FOGO bin collected weekly;

ii. 240 litre general waste bin collected fortnightly;

iii. 240 litre recycling bin collected fortnightly;

iv. Three cubic metre bin – three services per annum;

v. Mattress and whitegoods collection – two service per annum; and

vi. Unlimited visits to Baywaste Transfer Station.

(b) Commercial Refuse Service of $438.15 (annual charge) includes:

i. 240 litre FOGO bin collected weekly (optional);

ii. 240 litre general waste bin collected fortnightly; and

iii. 240 litre recycling bin collected fortnightly.

(c) Additional Domestic or Commercial Refuse Service Charges (annual charge)

i. Rubbish service $121.65 (GST free)

ii. Recycling service $114.25(GST free)

iii. FOGO $134.60 (GST free)

ABSOLUTE MAJORITY REQUIRED

4. Other Statutory Fees for 2026/27

Imposes an annual swimming pool inspection levy of $66.15 (GST exempt) for each property where there is located a private swimming pool, in accordance with regulation 53 of the *Building Regulations 2012*.

ABSOLUTE MAJORITY REQUIRED

5. Materiality

Adopts a material variance of $100,000 or 10% of the appropriate base, whichever is the higher, for the 2026/27 Financial Activity Statement, for the purpose of reporting under regulation 34(5) of the *Local Government (Financial Management) Regulations 1996*.

6. Cash-Back Reserves Policy

In relation to the Cash-Backed Reserve Policy, Council notes the transfer to the Major Capital works Reserve of 1% of rates income as per the policy.

7. Long Term Financial Plan

Council endorses the Long-Term Financial Plan, as contained in Attachment 2, for the period 2026/27 – 2035/36.

MOTION

That Council in relation to:

1. 2026/27 Budget

Adopts, pursuant to the provisions of section 6.02 of the *Local Government Act 1995* and part 3 of the *Local Government (Financial Management) Regulations 1996*, the Statutory Budget for the City of Bayswater for the 2026/27 financial year, as contained in Attachment 1, subject to the following amendments:

a) Reduce Rates Revenue by $603,561 to reflect the adoption of the differential rates and minimum payments contained in Part 2 of this resolution.

b) Reduce Materials and Contracts expenditure by $285,000 through the removal or reduction of selected new operating projects as detailed in Attachment 3.

c) Reduce Employee Costs by $318,561 through: the removal of 1.7 proposed new full-time equivalent positions; and the deferral of commencement of the remaining proposed new positions, as detailed in Attachment 3.

d) Amend the Statement of Financial Activity, Statement of Comprehensive Income by Nature or Type, supporting notes and schedules as necessary to reflect the above changes and the revised rates and minimum payments outlined in Part 2 of this resolution.

ABSOLUTE MAJORITY REQUIRED

2. 2026/27 Rates, Minimum Payments, Service Charges, Instalment Payment Arrangements and Concessions:

(a) Adopts, for the purpose of yielding the deficiency disclosed by the 2026/27 Budget adopted at Part 1 above and pursuant to the provisions of section 6.32 of the *Local Government Act 1995*, the following differential rates and minimum payments:

Differential Category based on GRV	Rate in the Dollar	Minimum Payment
	$	$
Residential (Improved)	0.052509	1,237.20
Commercial/Industrial (Improved)	0.071880	1,693.60
Residential – Vacant	0.072462	1,772.90
Commercial/Industrial – Vacant	0.104493	2,484.50

(b) Notes that the above rates and minimum payments result in an overall rates yield increase of approximately 4.95%, including average increases of 4.54% for Residential (Improved) and Commercial/Industrial (Improved) properties.

(c) Pursuant to section 6.45 of the *Local Government Act 1995* and regulation 64(2) of the *Local Government (Financial Management) Regulations 1996*, nominates the following due dates for the payment of rates and service charges in full by instalments:

i. Full payment and 1st instalment – 18 September 2026

ii. 2nd half instalment – 20 November 2026

iii. 2nd quarterly instalment – 20 November 2026

iv. 3rd quarterly instalment - 22 January 2027

v. 4th and final quarterly instalment - 26 March 2027

(d) Pursuant to section 6.38 of the Local Government Act 1995, the City will continue to recover outstanding service charges attributable to the Maylands Central Underground Power Project that were imposed during previous financial years.

(e) Imposes, in accordance with section 6.45(3) of the Local Government Act 1995, 5.5% applicable to rate and service charge instalment arrangements plus $5 for the 2-instalment plan and $15 for the 4-instalment plan.

(f) Imposes, in accordance with section 6.51(1) of the Local Government Act 1995, an interest rate of 7% applicable to overdue and unpaid rate and service charges.

ABSOLUTE MAJORITY REQUIRED

3. 2026/27 Waste Avoidance and Resources Recovery Charges

Adopts, in accordance with section 67 of the *Waste Avoidance and Resources Recovery Act 2007*, the following charges for the removal and deposit of domestic and commercial waste:

(a) Domestic Refuse Service of $438.15 (annual charge) includes:

i. 240 litre FOGO bin collected weekly;

ii. 240 litre general waste bin collected fortnightly;

iii. 240 litre recycling bin collected fortnightly;

iv. Three cubic metre bin – three services per annum;

v. Mattress and whitegoods collection – two service per annum; and

vi. Unlimited visits to Baywaste Transfer Station.

(b) Commercial Refuse Service of $438.15 (annual charge) includes:

i. 240 litre FOGO bin collected weekly (optional);

ii. 240 litre general waste bin collected fortnightly; and

iii. 240 litre recycling bin collected fortnightly.

(c) Additional Domestic or Commercial Refuse Service Charges (annual charge)

i. Rubbish service $121.65 (GST free)

ii. Recycling service $114.25(GST free)

iii. FOGO $134.60 (GST free)

ABSOLUTE MAJORITY REQUIRED

4. Other Statutory Fees for 2026/27

Imposes an annual swimming pool inspection levy of $66.15 (GST exempt) for each property where there is located a private swimming pool, in accordance with regulation 53 of the *Building Regulations 2012*.

ABSOLUTE MAJORITY REQUIRED

5. Materiality

Adopts a material variance of $50,000 or 10% of the appropriate base, whichever is the higher, for the 2026/27 Financial Activity Statement, for the purpose of reporting under regulation 34(5) of the *Local Government (Financial Management) Regulations 1996*.

6. Cash-Back Reserves Policy

In relation to the Cash-Backed Reserve Policy, Council notes the transfer to the Major Capital works Reserve of 1% of rates income as per the policy.

7. Long Term Financial Plan

Council endorses the Long-Term Financial Plan contained in Attachment 2, subject to being amended to reflect:

(a) the adoption of a 4.95% rates increase for 2026/27;

(b) the operating expenditure reductions adopted under Part 1 of this resolution; and

(c) a 1% increase in rates revenue in Year 4 of the Long-Term Financial Plan (2029/30) above the currently modelled rate increase, to maintain the City's long-term financial sustainability, asset renewal funding capacity and reserve balances.

Mayor Filomena Piffaretti Moved, Cr Steven Ostaszewskyj Seconded

During debate Cr Black foreshadowed the officer recommendation.

COUNCIL RESOLUTION

That Council in relation to:

1. 2026/27 Budget

Adopts, pursuant to the provisions of section 6.02 of the *Local Government Act 1995* and part 3 of the *Local Government (Financial Management) Regulations 1996*, the Statutory Budget for the City of Bayswater for the 2026/27 financial year, as contained in Attachment 1, subject to the following amendments:

a) Reduce Rates Revenue by $603,561 to reflect the adoption of the differential rates and minimum payments contained in Part 2 of this resolution.

b) Reduce Materials and Contracts expenditure by $285,000 through the removal or reduction of selected new operating projects as detailed in Attachment 3.

c) Reduce Employee Costs by $318,561 through: the removal of 1.7 proposed new full-time equivalent positions; and the deferral of commencement of the remaining proposed new positions, as detailed in Attachment 3.

d) Amend the Statement of Financial Activity, Statement of Comprehensive Income by Nature or Type, supporting notes and schedules as necessary to reflect the above changes and the revised rates and minimum payments outlined in Part 2 of this resolution.

ABSOLUTE MAJORITY REQUIRED

2. 2026/27 Rates, Minimum Payments, Service Charges, Instalment Payment Arrangements and Concessions:

(a) Adopts, for the purpose of yielding the deficiency disclosed by the 2026/27 Budget adopted at Part 1 above and pursuant to the provisions of section 6.32 of the *Local Government Act 1995*, the following differential rates and minimum payments:

Differential Category based on GRV	Rate in the Dollar	Minimum Payment
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Residential – Vacant	0.072462	1,772.90
Commercial/Industrial – Vacant	0.104493	2,484.50

(b) Notes that the above rates and minimum payments result in an overall rates yield increase of approximately 4.95%, including average increases of 4.54% for Residential (Improved) and Commercial/Industrial (Improved) properties.

(c) Pursuant to section 6.45 of the *Local Government Act 1995* and regulation 64(2) of the *Local Government (Financial Management) Regulations 1996*, nominates the following due dates for the payment of rates and service charges in full by instalments:

i. **Full payment and 1st instalment – 18 September 2026**

ii. **2nd half instalment – 20 November 2026**

iii. **2nd quarterly instalment – 20 November 2026**

iv. **3rd quarterly instalment - 22 January 2027**

v. **4th and final quarterly instalment - 26 March 2027**

(d) Pursuant to section 6.38 of the *Local Government Act 1995*, the City will continue to recover outstanding service charges attributable to the Maylands Central Underground Power Project that were imposed during previous financial years.

(e) Imposes, in accordance with section 6.45(3) of the *Local Government Act 1995*, 5.5% applicable to rate and service charge instalment arrangements plus $5 for the 2-instalment plan and $15 for the 4-instalment plan.

(f) Imposes, in accordance with section 6.51(1) of the *Local Government Act 1995*, an interest rate of 7% applicable to overdue and unpaid rate and service charges.

ABSOLUTE MAJORITY REQUIRED

3. <u>2026/27 Waste Avoidance and Resources Recovery Charges</u>

Adopts, in accordance with section 67 of the *Waste Avoidance and Resources Recovery Act 2007*, the following charges for the removal and deposit of domestic and commercial waste:

(a) Domestic Refuse Service of $438.15 (annual charge) includes:

i. **240 litre FOGO bin collected weekly;**

ii. **240 litre general waste bin collected fortnightly;**

iii. **240 litre recycling bin collected fortnightly;**

iv. **Three cubic metre bin – three services per annum;**

v. **Mattress and whitegoods collection – two service per annum; and**

vi. **Unlimited visits to Baywaste Transfer Station.**

(b) Commercial Refuse Service of $438.15 (annual charge) includes:

i. **240 litre FOGO bin collected weekly (optional);**

ii. **240 litre general waste bin collected fortnightly; and**

iii. **240 litre recycling bin collected fortnightly.**

(c) Additional Domestic or Commercial Refuse Service Charges (annual charge)

i. **Rubbish service $121.65 (GST free)**

ii. **Recycling service $114.25(GST free)**

iii. **FOGO $134.60 (GST free)**

ABSOLUTE MAJORITY REQUIRED

4. Other Statutory Fees for 2026/27

Imposes an annual swimming pool inspection levy of $66.15 (GST exempt) for each property where there is located a private swimming pool, in accordance with regulation 53 of the *Building Regulations 2012*.

ABSOLUTE MAJORITY REQUIRED

5. <u>Materiality</u>

Adopts a material variance of $50,000 or 10% of the appropriate base, whichever is the higher, for the 2026/27 Financial Activity Statement, for the purpose of reporting under regulation 34(5) of the *Local Government (Financial Management) Regulations 1996*.

6. Cash-Back Reserves Policy

In relation to the Cash-Backed Reserve Policy, Council notes the transfer to the Major Capital works Reserve of 1% of rates income as per the policy.

7. Long Term Financial Plan

Council endorses the Long-Term Financial Plan contained in Attachment 2, subject to being amended to reflect:

(a) the adoption of a 4.95% rates increase for 2026/27;

(b) the operating expenditure reductions adopted under Part 1 of this resolution; and

(c) a 1% increase in rates revenue in Year 4 of the Long-Term Financial Plan (2029/30) above the currently modelled rate increase, to maintain the City's long-term financial sustainability, asset renewal funding capacity and reserve balances.

Mayor Filomena Piffaretti Moved, Cr Steven Ostaszewskyj Seconded

CARRIED BY AN ABSOLUTE MAJORITY: 5/4

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, Cr Steven Ostaszewskyj, Cr Anthony Pittaway and Cr Donovan MacDonald.***

Against: ***Cr Michelle Sutherland, Cr Nat Latter, Cr Elli Petersen-Pik - Deputy Mayor and Cr Cale Black.***

BACKGROUND

Preparation of the Annual Budget is a statutory requirement under the *Local Government Act 1995*; the Budget presented is consistent with all relevant legislation. The Annual Budget establishes the financial framework for the City's operations for the 2026/27 financial year. The Budget has been developed to ensure that the City has sufficient funding for the delivery of agreed services and programs, and a capital program that supports renewal and new capital projects.

Statutory Statements

The draft 2026/27 Budget is prepared in accordance with the Act, the Regulations and Australian Accounting Standards, and includes the following information:

- Statement of Comprehensive Income by Nature or Type
- Statement of Cash Flows
- Statement of Financial Activity.

Also included in the Statutory Budget is detailed information about the rates and charges to be levied and other financial information, which Council requires to make an informed decision about the adoption of the Budget.

The Statement of Comprehensive Income is an accrual-based statement prepared in accordance with Australian Accounting Standards and generally adopted accounting principles. It includes non-cash items such as depreciation but does not include capital items.

The Statement of Cash Flows is a cash statement prepared in accordance with Australian Accounting Standards.

The 2026/27 Schedule of Fees and Charges is also included for completeness.
The Long-Term Financial Plan has also been included for endorsement which has been developed in conjunction with the Annual Budget and Corporate Business Plan.

Fees and Charges

The Local Government Act 1995 allows fees and charges to be adopted separately from the annual budget through a prescribed process that includes public advertising. This process was undertaken by the City to adopt its Schedule of Fees and Charges.

For completeness, the full Schedule of Fees and Charges is also included within the Statutory Budget. This version incorporates several recent updates to statutory fees that were only made available following the adoption of the City's fees and charges schedule.

CONSULTATION

To date there have been six Council-led Business Planning and Budget workshops. Areas covered include:

1. Business Planning and Budget process (Council priority setting)
2. Forward Capital Works Program (10 years)
3. Long-Term Financial Plan
4. Statement of Financial Activity (budget deficiency) including operating income and expenditure analysis, and differential rates
5. Service Plan analysis
6. Fees and Charges Review.

EXTERNAL CONSULTATION

All statutory requirements have been met for the preparation of differential rate setting including public advertising and consideration of submissions. Ministerial approval for setting the minimum payment for vacant residential and vacant commercial and industrial properties has been received.

OFFICER'S COMMENTS

Statutory Budget (Attachment 1)

The Annual Budget has been developed over a nine-month period following extensive consultation through a Council led Business Planning and Budget Process.

To date there have been six business planning and budget related workshops. Areas covered include those listed within the ‘Consultation’ section above.

The budget process has been aligned with service plans, which enable a different perspective on services and projects including attributable costs. This enables services to be reviewed to ensure they remain relevant and add value.

The development of the Budget has been challenging given the current economic environment and has been based on the Strategic Community Plan, Corporate Business Plan and commitments made by Council.

The presented Budget balances the City’s current financial position, appropriate service levels and the desire to not unduly burden the City’s ratepayers.

The Budget has been developed having regard to a range of economic and operational factors, including:

- Limited growth in the City's rate base over recent years, resulting in a rate increase of 5.90% (including the rate in the dollar and minimum payments across all rating categories) to address the funding shortfall required to maintain service delivery and asset renewal.
- An ageing asset base requiring increased investment in renewal and maintenance.
- Employee cost increases, including the impact of enterprise agreements, salary movements and the creation of new positions.
- Ongoing increases in insurance premiums.
- Rising operating costs, including fuel, utilities, construction materials and interest rates.
- Constraints associated with contractor and material availability, impacting project delivery and costs.
- Continuing challenges in attracting and retaining suitably qualified staff in a competitive labour market.

Council have worked hard to deliver a Budget that balances the delivery of high-quality services while maintaining its assets. The City is committed to managing costs and reviewing all areas of income and expenditure whilst delivering high-quality services.

Differential Rating

The introduction of differential rates during 2024/25 was considered through a Rating Strategy that was underpinned by the Department of Local Government, Sport and Cultural Industries guiding principles of Differential Rating:

1. Fairness - having regard to such factors as use of land and actual and potential demands placed on Council;
2. Equity - ensuring a fair and consistent application of compliant rating and charging principles without bias, and an appropriate contribution by each category of ratepayer;
3. Consistency - benchmarking across local governments and by scheduling the issue of rates notices on a regular annual basis;
4. Transparency - openness in the processes involved in the making of rates and charges and providing meaningful information on rate notices; and
5. Objectivity - principles of rating applied in accordance with the legislation.

The adopted differential ratios were based on considerable benchmarking and modelling though several workshops.

Following public notice and the consideration of subsequent submissions, Council approved differential rates as provided in note 2 of the Statutory Budget (**Attachment 1**).

Statement of Financial Activity

The Financial Activity Statement is a statutory requirement and includes the opening and closing funding balances used in determining the amount required to be raised through rates. Unlike previous years, no available funds have been forecast to be carried forward from 2025/26, primarily due to higher-than-anticipated inflationary pressures and increased energy costs experienced during the year.

The following key drivers informing the Financial Activity Statement, including a variance analysis to the current year budget, are as follows:

Operating Revenue

Rates Income

The shortfall to be made up from Rates income is $67.4M (including interims) equating to a 5.9% increase in the rate yield resulting from the budgeted increases in the rates in the dollar and minimum payments across all rating categories.

Grants, Subsidies and Contributions

This largely comprises the Financial Assistance Grants and the expected income has generally increased based on the expected current year grant.

Fees and Charges

A majority of fees and charges have been maintained at the 2025-26 levels, which were deemed adequate or set by statute. However, overall fees and charges have increased by $2.1M, including CPI adjustments. Key changes include:

- Bayswater Waves: Income has increased by $717K, driven by higher facility utilisation. Revenue from Memberships, Admissions/Casual Entry, Swim School enrolments, and Health Club Memberships has risen due to program expansion and increased demand.
- Rise and Morley Sport and Recreation Club (MSRC): Income has increased by $106K at Rise including venue hire revenue of $15K and $61K at MSRC.
- Waste Charges: A 4% increase has been applied.
- Golf Courses: Fees at Maylands Peninsula and Embleton Golf Courses have increased above CPI to align with other surrounding facilities.

Interest Earnings

The increase in interest earnings primarily relates to returns generated from cash and cash equivalents, including both Municipal and Reserve Funds. Investment income is expected to remain strong due to favourable interest rates and the City's cash holdings.

Budgeted investment returns are estimated at 4.96% for Municipal Funds and 5.16% for Reserve Funds. The higher return on Reserve Funds reflects their ability to be invested over longer terms, with a number of existing term deposits maturing during the 2026/27 financial year, allowing reinvestment at current market rates where appropriate.

Other Revenue

Increased Kiosk sales and renewed lease agreement has impacted on reimbursement income which is expected to increase in 2026/27.

Operating Expenditure

Employee costs

Employee costs have increased by a net $5.5M compared to the 2025/26 adopted budget due to the following:

- A 4.5% increase in the Enterprise Agreement (EA) across all staff.
- Growth in Recreation Services that has been offset by additional income.
- Additional budget allocations resulting from 4.6 new FTE positions.
- The above have also resulted in superannuation growth.

Materials and Contracts

Material and contract costs have increased by $1.4M, and the rise in the CPI has directly contributed to this increase.

Some of the significant and new operational cost budgets include:

- Software maintenance costs have increased by $488K, which includes Technology One system upgrade and an allowance for core enterprise suite transformation.
- Domestic refuse waste charges have increased by $239K due to increase in Cleanaway charges.
- $190K has been allocated for Asset Management and Mapping services, which includes $80K for park revaluation (statutory requirement), $25K for the Forward Capital Works Management System, and $35K for Fleet system management projects.
- Funding for the CCTV program has increased by $68K, bringing the total to $486K.

Utility Charges

Utility costs, including electricity tariffs, have increased; however, the 2026/27 budget has been based on forecast expenditure for 2025/26, which is expected to be below budget, with an additional CPI adjustment applied. As a result, only a minor change is budgeted in 2026/27.

Insurance Expense

LGIS has indicated a 10% increase in insurance premiums. However, the 2026/27 budget has been based on actual costs from 2025/26, resulting in minor increase in insurance charges.

Other Expenditure

Other expenditure has decreased slightly due to a reduction in community development expenses.

Interest Expense

The City has four loans in place with the majority of interest relating to loans undertaken for the Bayswater Waves redevelopment. The budget is based on the loan repayment schedule for 2026/27.

Investing Activities

Items grouped as Investing Activities include the City's capital program and purchase and disposal of assets. Items of note include:

- New capital projects to the value of $19.2M have been budgeted based on Year 1 of the Forward Capital Works Plan, which are an even mix of upgrade and renewal projects. These projects are supported by municipal funding ($5M), grants ($4.1M), reserves ($9.4M) and proceeds from the disposal of assets ($0.7M).
- Carry forwards and further additions were identified as part of the 2025/26 Mid-Year Budget Review and the 23 June 2026 OCM which largely comprises grant funded projects. They have been included in the Statement of Financial Activity with $4.7M for the Purchase of Property, Plant and Equipment and $2.4M for the Purchase and Construction of Infrastructure Projects. Carry forwards are fully funded through either the carry forward of grant funds ($2.2M) or reserve funds ($4.9M).

Finance Activities

Items of note include:

- Repayments of principal repayments ($1M) to fund borrowings for loans in relation to the refurbishment of recreation centres.

- Transfer to reserves of $5.29M comprise interest on reserves ($3.25M), an allocation to Reserve 24090 ($1M), annual transfers to the Rate Smoothing Reserve ($0.26M) and Climate Action Reserve ($0.12M), and 1% of rates to the Major Capital Works Reserve ($0.65M).
- Transfer from reserves of $14.8M includes funding for various asset renewal and upgrade projects, including $3.4M for building projects, $1.81M for park development, and $1.4M for transport projects (roads, footpaths and drainage). It also includes $4.9M to fund carry forward projects and $0.47M to support significant operating projects, including the Environment and Liveability Framework, with $0.4M allocated to FOGO programs.

Consumer Price Index – Perth

Inflation has been particularly difficult to forecast in recent years. For the 2025/26 financial year, the City adopted a rates increase based on inflation of 2.5%, plus an additional 1% to support transfers to reserves. However, Perth CPI has averaged approximately 4.3% during the year, resulting in cost increases significantly above those assumed in the budget. This adverse impact has reduced the City's available municipal funding and increased reliance on reserve funding, as reflected in the Long Term Financial Plan (LTFP).

In preparing the 2026/27 budget, Perth inflation of 4.9% for the year to March 2026 was used as the starting point for budget and rates modelling. An additional 1% was included to support transfers to reserves, resulting in a proposed overall rates increase of 5.90%. While inflation has subsequently moderated to approximately 4.0% for the 12 months to 31 May 2026 and may slightly decrease further, reducing the rates increase to reflect an assumed inflation rate of 3.95% plus 1% would result in an overall increase of 4.95%.

Given the financial impacts experienced during 2025/26 because of higher than forecast inflation, it is considered prudent to maintain the proposed rates increase at 5.90%. This approach not only supports the delivery of a balanced budget but also strengthens the City's long-term financial sustainability through improved funding of reserves and reduced reliance on reserve balances, as demonstrated in the LTFP.

If Council determines that an overall rates increase of 4.95% is preferred in lieu of the proposed 5.90% increase, the corresponding rates in the dollar and minimum payments outlined below would be required to support that outcome.

Differential Category based on GRV	Rate in the Dollar	Minimum Payment
	$	$
Residential (Improved)	0.052509	1,237.20
Commercial/Industrial (Improved)	0.071880	1,693.60
Residential – Vacant	0.072462	1,772.90
Commercial/Industrial – Vacant	0.104493	2,484.50

This achieves an average increase of 4.54% for Residential (Improved) and Commercial/Industrial (Improved).

There is limited flexibility to further adjust the rating structure due to compliance requirements under the Local Government Act 1995. Ministerial approval has been received for the proposed minimum payments applicable to vacant properties, and legislative provisions prevent a rate in the dollar from being more than double that of another differential rating category.

The reduction in rating revenue associated with this option would result in a budget deficit of $603,561. A further review of the proposed 2026/27 Budget has identified two potential options to offset this impact:

1. Funding the Maylands Lakes restoration through a transfer from the Climate Action Reserve ($411,804) and delaying commencement of the proposed new FTE positions until November 2026 resulting in a reduction in Employee Costs ($191,757).
2. Reduce or remove selected new operating projects ($285,000), remove 1.7 proposed new full-time equivalent (FTE) positions ($216,609), and defer the commencement of the remaining new positions, generating a further employee cost saving of $101,952. This option would reduce Materials and Contracts expenditure by $285,000 and Employee Costs by $318,561. This is detailed in **Attachment 3**.

Both options would offset the reduction in rating revenue and maintain a balanced budget position.

However, adopting a 4.95% rate increase in Year 1 of the Long-Term Financial Plan, rather than the proposed 5.90%, is not the recommended option. While the lower increase would provide short-term relief to ratepayers, it would have a significant adverse impact on the City's long-term financial position and, based on current modelling, would require an additional 1% rates increase in Year 4 to restore the City's long-term financial sustainability and maintain the planned capital renewal program.

This is further explained below.

LONG TERM FINANCIAL PLAN (LTFP)

The City maintains a robust and well-integrated planning framework, with key components including Asset Management Plans, the Long-Term Financial Plan (LTFP), and the Corporate Business Plan.

The LTFP is formally endorsed by Council and reviewed annually to incorporate updated economic data, along with other underlying assumptions. It plays a critical role in providing a high-level view of the City’s long-term financial direction, supporting informed decision-making and guiding the development of annual budgets and other key financial strategies.

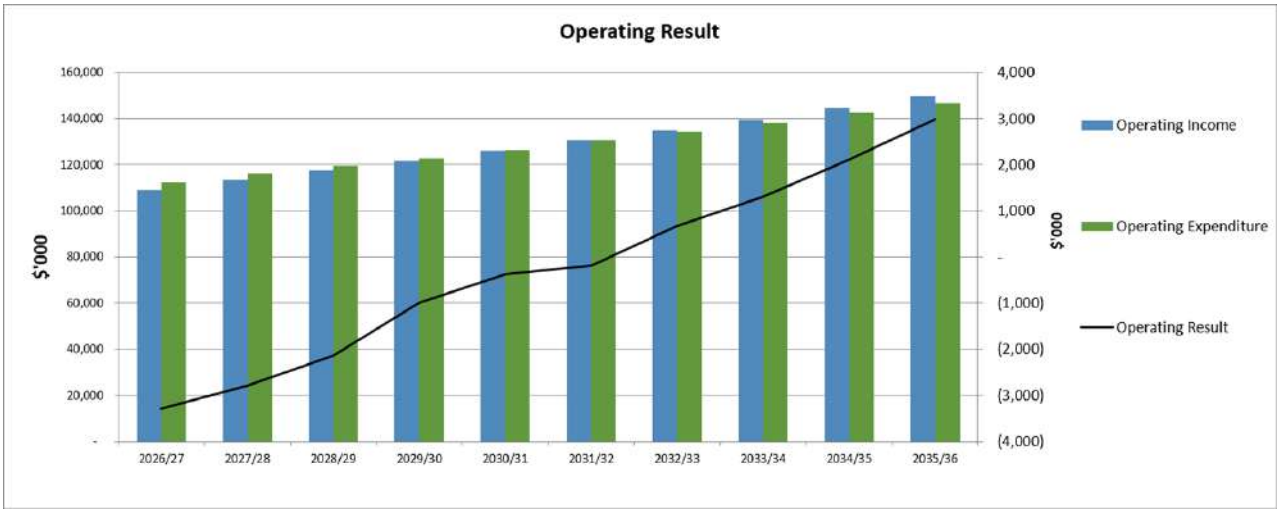
The LTFP **(Attachment 2)** comprises a Financial Activity (Rate Setting) Statement over a 10-year period from 2026/27 – 2035/36. Some of the key inputs into the LTFP include:

- Informing strategies and plans including Asset Management Plans (i.e. Forward Capital Works Plan) and the Corporate Business Plan.
- Cost and revenue forecast assumptions that have been largely provided through WALGA economic briefings and State Government Budget papers.
- Maintaining a balanced budget.
- Maintaining current service levels.

While some inputs are readily available, recent improvements in asset management information have enabled the City to better plan future capital projects, including determining the optimal timing and funding approach for significant investments. Additional initiatives developed in recent years that support the LTFP and the City’s long-term financial sustainability include the introduction of a rating strategy and a comprehensive review and subsequent reallocation of reserves.

LTFPs provide an indication of an entity’s financial sustainability over a ten-year horizon. A key component of this assessment is the ability to identify funding gaps across the life of the plan. While the LTFP has certain limitations, it clearly highlights the need for the City to increase operating income at a faster rate than operating expenditure. Achieving this will not only strengthen

financial sustainability but also enable the City to utilise reserve funds more strategically directing them towards new and upgraded assets rather than primarily funding asset renewal. The Long Term Financial Plan based on a 5.90% rate increase in Year 1 and a CPI plus 2% increase in Years 2 and 3 allows the City to move from an operating deficit to an operating surplus in Years 6 to 7. This is illustrated in the graph below.



Impact of Reducing the Year 1 Rate increase from 5.90% to 4.95%

Reducing the Year 1 rates increase from 5.90% to 4.95% and offsetting the revenue reduction through lower operating expenditure would have an adverse impact on the City's long-term financial position. While the proposed expenditure reductions would balance the 2026/27 Budget, many of the affected projects are temporary in nature and are only included in the Long Term Financial Plan (LTFP) for a fixed period, typically between one and four years. As these costs cease in future years, they do not provide an ongoing offset to the permanent reduction in rating revenue.

Similarly, the savings achieved through deferring the commencement of new full-time equivalent (FTE) positions are largely limited to the first year of the LTFP. These positions are still required to meet future service demands and therefore need to be fully funded in subsequent years. As a result, those respective employee cost savings represent a one-off timing benefit rather than a permanent reduction in expenditure and do not offset the ongoing loss of rating revenue over the life of the LTFP.

The draft LTFP already assumes significant utilisation of asset management reserves to fund future capital renewal and replacement works. Accordingly, improving the operating result remains critical to maintaining the City's long-term financial sustainability.

The table below illustrates the projected reserve balances under the proposed 5.90% rates increase scenario. Under this scenario, asset management-related reserves collectively decline over the life of the LTFP but remain positive, with a projected balance of approximately $3.2 million in Year 7 before increasing to $5.2 million in Year 10.

Reserve Forecast ($M's) 5.90% Scenario	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Asset Management Specific Reserves	31.7	25.5	18.9	12.7	9.6	5.9	3.2	4.3	6.4	5.2
Other Asset Supporting Reserves	15.3	14.2	14.5	14.3	14.9	15.0	15.1	15.9	16.1	16.9
Other Reserves	6.9	7.2	7.1	7.4	7.9	7.9	8.5	8.9	9.3	9.7
Total Reserves	53.9	46.9	40.5	34.3	32.4	28.8	26.8	29.1	31.8	31.8

If the Year 1 rates increase were reduced to 4.95%, an additional 1% rates increase in Year 4 (i.e. CPI + 2% rather than CPI + 1%, which is consistent with Years 2 and 3) would be required to

maintain these reserves in a similar position. Even with this future corrective increase, asset management-related reserves are projected to reduce to approximately $4.2 million by Year 7.

Reserve Forecast ($M's) - 4.95% Scenario (+1% Yr 4)	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Asset Management Specific Reserves	31.7	25.3	18.5	12.5	9.8	6.5	4.2	5.7	8.4	7.7
Other Asset Supporting Reserves	15.3	14.2	14.5	14.3	14.9	15.0	15.1	15.9	16.1	16.9
Other Reserves	6.9	7.2	7.1	7.4	7.9	7.9	8.5	8.9	9.3	9.7
Total Reserves	53.9	46.7	40.0	34.2	32.6	29.4	27.8	30.5	33.8	34.3

Without the additional 1% increase in Year 4, asset management reserves would be almost fully depleted during the planning period, requiring the City to either reduce the scope of the FCWP, identify alternative funding sources, or possibly repurposing other reserve balances to fund future capital works commitments.

Retaining the proposed 5.90% rates increase in Year 1 provides a more sustainable financial outcome, reduces future funding pressure, and assists in preserving reserve balances required to support the City's long-term asset renewal and capital works programs. Accordingly, the recommendation is for Council to retain the proposed 5.90% rate increase for 2026/27.

LEGISLATIVE COMPLIANCE

Council has several financial policies which have been taken into consideration in the budget process, including its policies on investments, loan borrowings, assets, reserves, and integrated planning and reporting.

Section 6.2 of the Act requires that no later than 31 August in each financial year, or such extended time as the Minister allows, each local government is to prepare and adopt (by Absolute Majority) in the form and manner prescribed, a budget for its municipal fund for the financial year ending on the next following 30 June.

RISK MANAGEMENT CONSIDERATION

Impact Category	Appetite	Risk Rating
Workplace, Health and Safety	Low	Low
Financial	Medium	Medium
Reputation and Stakeholders	Medium	Medium
Service Delivery	Medium	Medium
Environment	Low	Low
Governance and Compliance	Low	Low
Strategic Risk	SR02 - Failure to strategically plan, deliver and maintain infrastructure and assets.	

FINANCIAL IMPLICATIONS

The financial implications of the budget are outlined within the body of this report.

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Strategic Council Plan 2025-2035, the following applies:

Key Result Area:	Leadership and Governance
Outcome 5.1	Good Governance
Objective 5.1.2	Ensure resource sustainability for future generations.

CONCLUSION

Council’s adoption of the 2026/27 Budget and endorsement of the LTFP is in accordance with the Act, the Regulations and Australian Accounting Standards, and facilitates the delivery of services our community values.

The 2026/27 Budget is integrated with the Corporate Business Plan, ensuring it continues to deliver on other strategies adopted by Council and maintains a high level of service across programs. This enables the City of Bayswater to remain a strong organisation and maintains the City's commitment to excellence, being a great place to live, work and play.

City of Bayswater

Statutory Budget
2026/27



CITY OF BAYSWATER

ANNUAL BUDGET

FOR THE YEAR ENDED 30 JUNE 2027

LOCAL GOVERNMENT ACT 1995

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The City of Bayswater a Class 1 local government conducts the operations of a local government with the following community vision:

An inclusive community, building a sustainable and thriving city.

CITY OF BAYSWATER
STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 30 JUNE 2027

	Note	2026/27 Budget	2025/26 Estimate	2025/26 Budget
Revenue		$	$	$
Rates	2(a)	67,369,015	63,073,370	63,263,010
Grants, subsidies and contributions		3,968,140	2,832,540	3,915,142
Fees and charges	15	30,382,079	29,020,136	28,242,380
Interest revenue	10(a)	5,974,868	5,700,003	5,685,017
Other revenue		1,343,984	1,415,625	1,070,484
		109,038,086	102,041,674	102,176,033
Expenses				
Employee costs		(53,237,708)	(48,528,876)	(47,733,544)
Materials and contracts		(39,212,258)	(41,559,456)	(37,842,949)
Utility charges		(4,023,674)	(4,177,811)	(4,062,400)
Depreciation	6	(13,915,834)	(13,310,370)	(13,310,371)
Finance costs	10(b)	(352,294)	(384,785)	(384,785)
Insurance		(1,295,967)	(1,250,657)	(1,274,676)
Other expenditure		(291,587)	(351,653)	(366,775)
		(112,329,322)	(109,563,608)	(104,975,500)
		(3,291,236)	(7,521,934)	(2,799,467)
Discontinued operations		(205,562)	(170,250)	(227,075)
Capital grants, subsidies and contributions		7,348,288	10,246,032	10,948,314
Loss on asset disposals	5	(179,109)	(118,607)	(107,173)
		7,169,179	10,127,425	10,841,141
Net result for the period		**3,672,381**	**2,435,241**	**7,814,599**
Total other comprehensive income for the period		**0**	**0**	**0**
Total comprehensive income for the period		**3,672,381**	**2,435,241**	**7,814,599**

This statement is to be read in conjunction with the accompanying notes.

CITY OF BAYSWATER
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 30 JUNE 2027

	Note	2026/27 Budget	2025/26 Estimate	2025/26 Budget
CASH FLOWS FROM OPERATING ACTIVITIES		$	$	$
Receipts				
Rates		67,369,015	63,073,370	62,997,810
Grants, subsidies and contributions		4,778,390	2,164,304	3,531,742
Fees and charges		30,382,079	29,020,136	28,242,380
Service charges		0	898,024	1,104,150
Interest revenue		5,974,868	5,700,003	5,685,017
Goods and services tax received		3,250,000	3,100,000	3,500,000
Other revenue		1,343,984	1,415,625	1,070,484
		113,098,336	105,371,462	106,131,583
Payments				
Employee costs		(53,138,820)	(48,364,963)	(48,293,544)
Materials and contracts		(38,596,658)	(42,651,072)	(38,638,999)
Utility charges		(4,023,674)	(4,177,811)	(4,062,400)
Finance costs		(352,294)	(384,785)	(384,785)
Insurance paid		(1,295,967)	(1,250,657)	(1,274,676)
Goods and services tax paid		(3,250,000)	(3,100,000)	(3,500,000)
Other expenditure		(291,587)	(351,653)	(366,775)
		(100,949,000)	(100,280,941)	(96,521,179)
Discontinued operations		(205,562)	(170,250)	(227,075)
Net cash provided by operating activities	4	11,943,774	4,920,271	9,383,329
CASH FLOWS FROM INVESTING ACTIVITIES				
Payments for purchase of property, plant & equipment	5(a)	(14,080,858)	(12,099,886)	(14,910,904)
Payments for construction of infrastructure	5(b)	(12,248,964)	(18,464,259)	(16,929,752)
Capital grants, subsidies and contributions		7,227,652	10,476,282	11,128,764
Proceeds from disposal of property, plant and equipment	5(a)	669,701	475,520	586,826
Proceeds on disposal of financial assets at amortised cost - term deposits		5,005,623	12,581,211	10,590,671
Net cash (used in) investing activities		(13,426,846)	(7,031,132)	(9,534,395)
CASH FLOWS FROM FINANCING ACTIVITIES				
Repayment of borrowings	8(a)	(1,006,544)	(967,747)	(967,747)
Payments for principal portion of lease liabilities	7	(225,843)	(173,520)	(118,343)
Net cash (used in) financing activities		(1,232,386)	(1,141,267)	(1,086,090)
Net (decrease) in cash held		(2,715,458)	(3,252,128)	(1,237,156)
Cash at beginning of year		11,200,784	14,452,912	13,947,672
Cash and cash equivalents at the end of the year	4	**8,485,326**	**11,200,784**	**12,710,516**

This statement is to be read in conjunction with the accompanying notes.

CITY OF BAYSWATER
STATEMENT OF FINANCIAL ACTIVITY
FOR THE YEAR ENDED 30 JUNE 2027

	Note	2026/27 Budget	2025/26 Estimate	2025/26 Budget
OPERATING ACTIVITIES				
Revenue from operating activities		$	$	$
General rates	2(a)(i)	59,578,594	54,587,330	54,762,355
Rates excluding general rates	2(a)	7,790,421	8,486,040	8,500,655
Grants, subsidies and contributions		3,968,140	2,832,540	3,915,142
Fees and charges	15	30,382,079	29,020,136	28,242,380
Interest revenue	10(a)	5,974,868	5,700,003	5,685,017
Other revenue		1,343,984	1,415,625	1,070,484
		109,038,086	102,041,674	102,176,033
Expenditure from operating activities				
Employee costs		(53,237,708)	(48,528,876)	(47,733,544)
Materials and contracts		(39,212,258)	(41,559,456)	(37,842,949)
Utility charges		(4,023,674)	(4,177,811)	(4,062,400)
Depreciation	6	(13,915,834)	(13,310,370)	(13,310,371)
Finance costs	10(b)	(352,294)	(384,785)	(384,785)
Insurance		(1,295,967)	(1,250,657)	(1,274,676)
Other expenditure		(291,587)	(351,653)	(366,775)
Loss on asset disposals	5	(179,109)	(118,607)	(107,173)
		(112,508,431)	(109,682,215)	(105,082,673)
Discontinued operation-Non cash excluded from operating activities		(205,562)	(170,250)	(227,075)
Non cash amounts excluded from operating activities	3(c)	13,714,449	13,048,483	13,037,050
Amount attributable to operating activities		**10,038,542**	**5,237,692**	**9,903,335**
INVESTING ACTIVITIES				
Inflows from investing activities				
Proceeds from capital grants, subsidies and contributions		7,348,288	10,246,032	10,948,314
Proceeds from disposal of property, plant and equipment	5(a)	669,701	475,520	586,826
		8,017,989	10,721,552	11,535,140
Outflows from investing activities				
Acquisition of property, plant and equipment	5(a)	(14,080,858)	(12,099,886)	(14,910,904)
Acquisition of infrastructure	5(b)	(12,248,964)	(18,464,259)	(16,929,752)
Payments for financial assets at amortised cost - term deposits		0	0	
		(26,329,822)	(30,564,145)	(31,840,656)
Amount attributable to investing activities		**(18,311,833)**	**(19,842,593)**	**(20,305,516)**
FINANCING ACTIVITIES				
Inflows from financing activities				
Transfers from reserve accounts	9(a)	14,797,731	12,948,855	14,450,385
		14,797,731	12,948,855	14,450,385
Outflows from financing activities				
Repayment of borrowings	8(a)	(1,006,544)	(967,747)	(967,747)
Payments for principal portion of lease liabilities	7	(225,843)	(173,520)	(118,343)
Transfers to reserve accounts	9(a)	(5,292,052)	(6,742,753)	(3,859,714)
		(6,524,438)	(7,884,020)	(4,945,804)
Amount attributable to financing activities		**8,273,292**	**5,064,835**	**9,504,581**
MOVEMENT IN SURPLUS OR DEFICIT				
Surplus remaining at the start of the financial year		0	9,540,066	897,600
Amount attributable to operating activities		10,038,542	5,237,692	9,903,335
Amount attributable to investing activities		(18,311,833)	(19,842,593)	(20,305,516)
Amount attributable to financing activities		8,273,292	5,064,835	9,504,581
(Deficit) remaining after the imposition of general rates	3	**(0)**	**0**	**(0)**

This statement is to be read in conjunction with the accompanying notes.

CITY OF BAYSWATER
FOR THE YEAR ENDED 30 JUNE 2027
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CITY OF BAYSWATER
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

1 BASIS OF PREPARATION

The annual budget of the City of Bayswater which is a Class 1 local government is a forward looking document and has been prepared in accordance with the *Local Government Act 1995* and accompanying regulations.

Local Government Act 1995 requirements
Section 6.4(2) of the *Local Government Act 1995* read with the *Local Government (Financial Management) Regulations 1996* prescribe that the annual budget be prepared in accordance with the *Local Government Act 1995* and, to the extent that they are not inconsistent with the Act, the Australian Accounting Standards. The Australian Accounting Standards (as they apply to local governments and not-for-profit entities) and Interpretations of the Australian Accounting Standards Board were applied where no inconsistencies exist.

The *Local Government (Financial Management) Regulations 1996* specify that vested land is a right-of-use asset to be measured at cost, and is considered a zero cost concessionary lease. All right-of-use assets under zero cost concessionary leases are measured at zero cost rather than at fair value, except for vested improvements on concessionary land leases such as roads, buildings or other infrastructure which continue to be reported at fair value, as opposed to the vested land which is measured at zero cost. The measurement of vested improvements at fair value is a departure from *AASB 16 Leases* which would have required the City to measure any vested improvements at zero cost.

Accounting policies which have been adopted in the preparation of this annual budget have been consistently applied unless stated otherwise. Except for cash flow and rate setting information, the annual budget has been prepared on the accrual basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

The local government reporting entity
All funds through which the City controls resources to carry on its functions have been included in the financial statements forming part of this annual budget.

All monies held in the Trust Fund are excluded from the financial statements. A separate statement of those monies appears at Note 12 to the annual budget.

2025/26 actual balances
Balances shown in this budget as 2025/26 Actual are estimates as forecast at the time of preparation of the annual budget and are subject to final adjustments.

Budget comparative figures
Unless otherwise stated, the budget comparative figures shown in the budget relate to the original budget estimate for the relevant item of disclosure.

Comparative figures
Where required, comparative figures have been adjusted to conform with changes in presentation for the current financial year.

Rounding off figures
All figures shown in this statement are rounded to the nearest dollar.

Statement of Cashflows
Investing and financing transactions that do not require the use of cash or cash equivalents shall be excluded from a statement of cash flows. Such transactions shall be disclosed elsewhere in the financial statements in a way that provides all the relevant information about these investing and financing activities.

Initial application of accounting standards
During the budget year, the below revised Australian Accounting Standards and Interpretations are expected to be compiled, become mandatory and be applicable to its operations.
• *AASB 2026-1 Amendments to Australian Accounting Standards – Disclosures about Uncertainties in the Financial Statements*
• *AASB 2024-2 Amendments to Australian Accounting Standards - Classification and Measurement of Financial Instruments*
• *AASB 2024-3 Amendments to Australian Accounting Standards - Standards – Annual Improvements Volume 11*
• *AASB 2025-1 Amendments to Australian Accounting Standards – Contracts Referencing Nature-dependent Electricity*
It is not expected these standards will have an impact on the annual budget on initial application.

New accounting standards for application in future years
The following new accounting standards will have application to local government in future years:
• *AASB 2014-10 Amendments to Australian Accounting Standards - Sale or Contribution of Assets between an Investor and its Associate or Joint Venture*
• *AASB 2024-4b Amendments to Australian Accounting Standards - Effective Date of Amendments to AASB 10 and AASB 128 [deferred AASB 10 and AASB 128 amendments in AASB 2014-10 apply]*
It is not expected these standards will have an impact on the annual budget on initial application.
• *AASB 18 Presentation and Disclosure in Financial Statements*
• *AASB 18 (NFP/super) Presentation and Disclosure in Financial Statements - (Appendix D) [for not-for-profit and superannuation entities]*
These accounting standards will materially change the presentation of the annual financial report and annual budget

Critical accounting estimates and judgements
The preparation of the annual budget in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that effect the application of policies and reported amounts of assets and liabilities, income and expenses.

The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances; the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

The annual budget is a forward-looking statement and is comprised of management estimates. As with all estimates, the use of different assumptions could lead to material changes in the amounts reported in the annual budget.

The following are estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year and further information on their nature and impact can be found in the relevant note:
• Fair value measurement of assets carried at reportable value including:
• Property, plant and equipment
• Infrastructure
• Expected credit losses on financial assets
• Impairment losses of non-financial assets
• Measurement of employee benefits

CITY OF BAYSWATER
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

2. RATES AND SERVICE CHARGES

(a) Rating Information

Rate Description	Basis of valuation	Rate in dollar	Number of properties	Rateable value*	2026/27 Budgeted rate revenue	2026/27 Budgeted interim rates	2026/27 Budgeted total revenue	2025/26 Estimate total revenue	2025/26 Budget total revenue
				$	$	$	$	$	$
(i) General rates									
Residential (Improved)	Gross rental valuation	0.052992	26,128	834,098,628	44,200,554	334,184	44,534,738	40,202,369	40,183,685
Commercial/Industrial (Improved)	Gross rental valuation	0.072535	1,473	198,672,982	14,410,745	200,000	14,610,745	13,959,114	14,106,496
Residential - Vacant	Gross rental valuation	0.075249	55	1,751,520	131,800	0	131,800	107,646	219,045
Commercial/Industrial - Vacant	Gross rental valuation	0.105454	34	2,857,270	301,311	0	301,311	318,201	253,129
Total general rates			27,690	1,037,380,400	59,044,410	534,184	59,578,594	54,587,330	54,762,355
		Minimum							
(ii) Minimum payment		$							
Residential (Improved)	Gross rental valuation	1,248.50	4,943	104,505,760	6,171,336	0	6,171,336	7,461,337	7,463,704
Commercial/Industrial (Improved)	Gross rental valuation	1,708.90	283	4,824,310	483,619	0	483,619	187,394	187,394
Residential - Vacant	Gross rental valuation	1,772.90	583	7,508,880	1,033,601	0	1,033,601	834,232	846,480
Commercial/Industrial - Vacant	Gross rental valuation	2,484.50	41	381,610	101,865	0	101,865	3,077	3,077
Total minimum payments			5,850	117,220,560	7,790,421	0	7,790,421	8,486,040	8,500,655
Total general rates and minimum payments			33,540	1,154,600,960	66,834,831	534,184	67,369,015	63,073,370	63,263,010
Instalment plan interest							238,400	321,599	307,000
Late payment of rate or service charge interest							188,300	182,553	180,000
							426,700	504,152	487,000

The City did not raise specified area rates for the year ended 30th June 2027.

*Rateable Value at time of adopting budget.

All rateable properties within the district used predominately for non-rural purposes are rated according to their Gross Rental Valuation (GRV), all other properties are rated according to their Unimproved Valuation (UV)

The general rates detailed for the 2026/27 financial year have been determined by Council on the basis of raising the revenue required to meet the estimated deficiency between the total estimated expenditure proposed in the budget and the estimated revenue to be received from all sources other than general rates and also considering the extent of any increase in rating over the level adopted in the previous year.

The minimum payments have been determined by Council on the basis that all ratepayers must make a reasonable contribution to the cost of local government services/facilities.

CITY OF BAYSWATER
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

2. RATES AND SERVICE CHARGES (CONTINUED)

(b) Interest Charges and Instalments - Rates and Service Charges

The following instalment options are available to ratepayers for the payment of rates and service charges.

Instalment options	Date due	Instalment plan admin charge	Instalment plan interest rate	Unpaid rates interest rates
		$	%	%
Option one				
Single full payment	18/09/2026	0	0.0%	7.0%
Option two				
First instalment	18/09/2026	0	5.5%	7.0%
Second instalment	20/11/2026	5	5.5%	7.0%
Option three				
First instalment	18/09/2026	0	5.5%	7.0%
Second instalment	20/11/2026	5	5.5%	7.0%
Third instalment	22/01/2027	5	5.5%	7.0%
Fourth instalment	26/03/2027	5	5.5%	7.0%
Option Four				
Rates Smoothing**		0	0.0%	7.0%

*** Payments made by direct debit on Friday either weekly, fortnightly or four-weekly.

CITY OF BAYSWATER
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

2. RATES AND SERVICE CHARGES (CONTINUED)

(c) Service Charges

The City did not raise service charges for the year ended 30th June 2027.

(d) Waivers or concessions

The City does not anticipate any waivers or concessions for the year ended 30th June 2027.

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CITY OF BAYSWATER
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

3. NET CURRENT ASSETS

(a) Composition of estimated net current assets

	Note	2026/27 Budget 30 June 2027	2025/26 Estimate 30 June 2026	2025/26 Budget 30 June 2026
Current assets		$	$	$
Cash and cash equivalents	4	8,485,326	11,200,784	12,710,516
Financial assets		58,398,428	63,404,051	52,400,986
Receivables		1,846,658	2,406,908	2,040,564
Inventories		361,180	330,660	275,650
Other assets		581,667	707,227	776,668
		69,673,259	78,049,630	68,204,384
Less: current liabilities				
Trade and other payables		(10,056,741)	(9,536,181)	(10,087,342)
Contract liabilities		(3,413,721)	(2,684,337)	(3,073,583)
Capital grant/contributions liabilities		(2,304,425)	(2,425,061)	(1,523,751)
Lease liabilities		(199,316)	(215,159)	(236,813)
Long term borrowings		(258,986)	(265,530)	(269,324)
Employee provisions		(2,014,800)	(1,915,912)	(3,006,884)
		(18,247,989)	(17,042,180)	(18,197,697)
Net current assets		51,425,270	61,007,450	50,006,687
Less: Total adjustments to net current assets	3(b)	(51,425,270)	(61,007,450)	(50,006,687)
Net current assets used in the Statement of Financial Activity		0	0	0

(b) Current assets and liabilities excluded from budgeted deficiency

The following current assets and liabilities have been excluded from the net current assets used in the Statement of Financial Activity in accordance with *Financial Management Regulation 32* to agree to the surplus/(deficit) after imposition of general rates.

Adjustments to net current assets				
Less: Reserve accounts	9	(53,898,372)	(63,404,051)	(52,400,986)
Add: Current liabilities not expected to be cleared at end of year				
- Current portion of borrowings		258,986	265,530	269,324
- Current portion of lease liabilities		199,316	215,159	236,813
Add: Current liabilities covered by funds held in reserve account				
- Current portion of employee benefit provisions		2,014,800	1,915,912	1,888,162
Total adjustments to net current assets		(51,425,270)	(61,007,450)	(50,006,687)

EXPLANATION OF DIFFERENCE IN SURPLUS/(DEFICIT)

Items excluded from calculation of budgeted deficiency
When calculating the budget deficiency for the purpose of Section 6.2 (2)(c) of the *Local Government Act 1995* the following amounts have been excluded as provided by *Local Government (Financial Management) Regulation 32* which will not fund the budgeted expenditure.

(c) Amounts excluded from operating activities

	Note	2026/27 Budget 30 June 2027 Carried forward	2025/26 Actual 30 June 2026 Carried forward	2025/26 Budget 30 June 2026 Carried forward
		$	$	$
Add: Loss on asset disposals	5	179,109	118,607	107,173
Add: Depreciation	6	13,915,834	13,310,370	13,310,371
Movement in current liabilities associated funds held in reserve account:				
Aged/Non-current cash movements		(380,494)	(380,494)	(380,494)
Non cash amounts excluded from operating activities		13,714,449	13,048,483	13,037,050

CITY OF BAYSWATER
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

3. NET CURRENT ASSETS (CONTINUED)

(d) MATERIAL ACCOUNTING POLICIES

CURRENT AND NON-CURRENT CLASSIFICATION
The asset or liability is classified as current if it is expected to be settled within the next 12 months, being the City's operational cycle. In the case of liabilities where the City does not have the right to defer settlement beyond 12 months, such as vested long service leave, the liability is classified as current even if not expected to be settled within the next 12 months. Inventories held for trading are classified as current or non-current based on the City's intentions to release for sale.

TRADE AND OTHER PAYABLES
Trade and other payables represent liabilities for goods and services provided to the City prior to the end of the financial year that are unpaid and arise when the City becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured, are recognised as a current liability and are normally paid within 30 days of recognition. The carrying amounts of trade and other payables are considered to be the same as their fair values, due to their short-term nature.

PREPAID RATES
Prepaid rates are, until the taxable event has occurred (start of the next financial year), refundable at the request of the ratepayer. Rates received in advance are initially recognised as a financial liability. When the taxable event occurs, the financial liability is extinguished and the City recognises revenue for the prepaid rates that have not been refunded.

INVENTORIES
General
Inventories are measured at the lower of cost and net realisable value.

Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

INVENTORY - LAND HELD FOR RESALE
Land held for development and sale is valued at the lower of cost and net realisable value. Cost includes the cost of acquisition, development, borrowing costs and holding costs until completion of development. Finance costs and holding charges incurred after development is completed are expensed.

Gains and losses are recognised in profit or loss at the time of signing an unconditional contract of sale if significant risks and rewards, and effective control over the land, are passed on to the buyer at this point.

Inventory - land held for resale is classified as current except where it is held as non-current based on the City's intentions to release for sale.

SUPERANNUATION
The City contributes to a number of superannuation funds on behalf of employees. All funds to which the City contributes are defined contribution plans.

GOODS AND SERVICES TAX (GST)
Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO).

Receivables and payables are stated inclusive of GST receivable or payable. The net amount of GST recoverable from, or payable to, the ATO is included with receivables or payables in the statement of financial position.

Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to, the ATO are presented as operating cash flows.

CONTRACT LIABILITIES
Contract liabilities represent the City's obligation to transfer goods or services to a customer for which the City has received consideration from the customer.

Contract liabilities represent obligations which are not yet satisfied. Contract liabilities are recognised as revenue when the performance obligations in the contract are satisfied.

TRADE AND OTHER RECEIVABLES
Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for grants, contributions, reimbursements, and goods sold and services performed in the ordinary course of business.

Trade and other receivables are recognised initially at the amount of consideration that is unconditional, unless they contain significant financing components, when they are recognised at fair value.

Trade receivables are held with the objective to collect the contractual cashflows and therefore the City measures them subsequently at amortised cost using the effective interest rate method.

Due to the short term nature of current receivables, their carrying amount is considered to be the same as their fair value. Non-current receivables are indexed to inflation, any difference between the face value and fair value is considered immaterial.

The City applies the AASB 9 simplified approach to measuring expected credit losses using a lifetime expected loss allowance for all trade receivables. To measure the expected credit losses, rates receivable are separated from other trade receivables due to the difference in payment terms and security for rates receivable.

PROVISIONS
Provisions are recognised when the City has a present legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured.

Provisions are measured using the best estimate of the amounts required to settle the obligation at the end of the reporting period.

EMPLOYEE BENEFITS
Short-term employee benefits
Provision is made for the City's obligations for short-term employee benefits. Short term employee benefits are benefits (other than termination benefits) that are expected to be settled wholly before 12 months after the end of the annual reporting period in which the employees render the related service, including wages, salaries and sick leave. Short-term employee benefits are measured at the (undiscounted) amounts expected to be paid when the obligation is settled.

The City's obligations for short-term employee benefits such as wages, salaries and sick leave are recognised as a part of current trade and other payables in the determination of the net current asset position.
The City's obligations for employees' annual leave and long service leave entitlements are recognised as provisions in the determination of the net current asset position.

Other long-term employee benefits
Long-term employee benefits provisions are measured at the present value of the expected future payments to be made to employees. Expected future payments incorporate anticipated future wage and salary levels, durations of service and employee departures and are discounted at rates determined by reference to market yields at the end of the reporting period on government bonds that have maturity dates that approximate the terms of the obligations. Any remeasurements for changes in assumptions of obligations for other long-term employee benefits are recognised in profit or loss in the periods in which the changes occur.

The City's obligations for long-term employee benefits are presented as non-current provisions in its statement of financial position, except where the City does not have an unconditional right to defer settlement for at least 12 months after the end of the reporting period, in which case the obligations are presented as current provisions.

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CITY OF BAYSWATER
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

4. RECONCILIATION OF CASH

(a) Reconciliation of cash

For the purposes of the Statement of Cash Flows, cash includes cash and cash equivalents, net of outstanding bank overdrafts. Estimated cash at the end of the reporting period is as follows:

	Note	2026/27 Budget	2025/26 Estimate	2025/26 Budget
		$	$	$
Cash and cash equivalents		8,485,326	11,200,784	12,710,516
Restrictions				
The following classes of financial assets have restrictions imposed by regulations or other externally imposed requirements which limit or direct the purpose for which the resources may be used:				
Cash and cash equivalents		738,706	5,109,398	1,523,751
Restricted financial assets at amortised cost - term deposits		58,398,428	63,404,051	52,400,986
		59,137,134	68,513,449	53,924,737
The restricted financial assets are a result of the following specific purposes to which the assets may be used:				
Reserve accounts	9	53,898,372	63,404,051	52,400,986
Contract liabilities		2,934,337	2,684,337	823,520
Capital grant/contributions liabilities		2,304,425	2,425,061	700,231
Total restricted financial assets		59,137,134	68,513,449	53,924,737

(b) Reconciliation of net cash provided by operating activities

Net result		3,672,381	2,435,241	7,814,599
Non-cash items:				
Depreciation	6	13,915,834	13,310,370	13,310,371
Loss on sale of assets	5	179,109	118,607	107,173
Changes in assets and liabilities:				
(Increase)/decrease in receivables		560,250	(592,715)	(265,200)
(Increase) in inventories		(30,520)	(29,382)	(30,000)
(Increase)/decrease in other assets		125,560	(205,659)	(165,850)
(Increase)/decrease in trade and other payables		520,560	(856,575)	(600,200)
Decrease in contract liabilities		250,000	822,503	720,750
(Increase)/decrease in capital grant/contributions liabilities		(120,636)	230,250	180,450
(Increase)/decrease in employee related provisions		98,888	163,913	(560,000)
Capital grants, subsidies and contributions		(7,227,652)	(10,476,282)	(11,128,764)
Net cash provided by operating activities		11,943,774	4,920,271	9,383,329

MATERIAL ACCOUNTING POLICES

CASH AND CASH EQUIVALENTS
Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks, other short term highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

Term deposits are presented as cash equivalents if they have a maturity of three months or less from the date of acquisition and are repayable with 24 hours notice with no loss of interest.

Bank overdrafts are shown as short term borrowings in current liabilities in Note 3 - Net Current Assets.

FINANCIAL ASSETS AT AMORTISED COST
The City classifies financial assets at amortised cost if both of the following criteria are met:
- the asset is held within a business model whose objective is to collect the contractual cashflows, and
- the contractual terms give rise to cash flows that are solely payments of principal and interest.

Interest received is presented under cashflows from operating activities in the Statement of Cash Flows where it is earned from financial assets that are held for cash management purposes.

CITY OF BAYSWATER
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

5. PROPERTY, PLANT AND EQUIPMENT

	2026/27 Budget					2025/26 Estimate					2025/26 Budget				
	Additions	Disposals - Net Book Value	Disposals - Sale Proceeds	Disposals - Profit	Disposals - Loss	Additions	Disposals - Net Book Value	Disposals - Sale Proceeds	Disposals - Profit	Disposals - Loss	Additions	Disposals - Net Book Value	Disposals - Sale Proceeds	Disposals - Profit	Disposals - Loss
(a) Property, Plant and Equipment	$	$	$	$	$	$	$	$	$	$	$	$	$	$	$
Buildings - non-specialised	9,442,973	0	0	0	0	7,453,620	0	0	0	0	11,017,609	0	0	0	0
Furniture and equipment	2,379,940	0	0	0	0	2,544,703	0	0	0	0	1,797,463	0	0	0	0
Plant and equipment	2,257,945	848,810	669,701	108,283	(287,392)					0	2,095,832	694,000	586,826	58,023	(165,196)
Other property, plant and equipment [describe] 1					0	2,101,563	594,127	475,520	25,176	(143,783)					0
Total	14,080,858	848,810	669,701	108,283	(287,392)	12,099,886	594,127	475,520	25,176	(143,783)	14,910,904	694,000	586,826	58,023	(165,196)
(b) Infrastructure															
Infrastructure - roads	4,937,975	0	0	0	0	6,710,146	0	0	0	0	5,874,787	0	0	0	0
Infrastructure - footpaths	1,116,474	0	0	0	0	1,056,268	0	0	0	0	982,910	0	0	0	0
Infrastructure - drainage	323,667	0	0	0	0	150,263	0	0	0	0	67,780	0	0	0	0
Infrastructure - parks and ovals	5,529,722	0	0	0	0	10,152,320	0	0	0	0	9,954,682	0	0	0	0
Other infrastructure	341,126	0	0	0	0	395,262	0	0	0	0	49,593	0	0	0	0
Total	12,248,964	0	0	0	0	18,464,259	0	0	0	0	16,929,752	0	0	0	0
Total	26,329,822	848,810	669,701	108,283	(287,392)	30,564,145	594,127	475,520	25,176	(143,783)	31,840,656	694,000	586,826	58,023	(165,196)

MATERIAL ACCOUNTING POLICIES

RECOGNITION OF ASSETS
Assets for which the fair value as at the date of acquisition is under $5,000 are not recognised as an asset in accordance with *Financial Management Regulation 17A (5)*. These assets are expensed immediately.

Where multiple individual low value assets are purchased together as part of a larger asset or collectively forming a larger asset exceeding the threshold, the individual assets are recognised as one asset and capitalised.

GAINS AND LOSSES ON DISPOSAL
Gains and losses on disposals are determined by comparing proceeds with the carrying amount. These gains and losses are included in profit or loss in the period which they arise.

CITY OF BAYSWATER
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

6. DEPRECIATION

	2026/27 Budget	2025/26 Estimate	2025/26 Budget
	$	$	$
By Class			
Buildings - non-specialised	4,285,689	4,243,745	4,243,745
Furniture and equipment	923,380	686,284	686,284
Plant and equipment	863,000	849,698	849,698
Infrastructure - roads	3,871,178	3,788,442	3,788,442
Infrastructure - footpaths	718,219	673,605	673,605
Infrastructure - drainage	334,762	333,959	333,959
Infrastructure - parks and ovals	2,067,226	2,020,322	2,020,322
Other infrastructure	677,929	674,548	674,548
Right of use - furniture and fittings	174,451	39,767	39,767
	13,915,834	13,310,371	13,310,371
By Program			
Law, order, public safety	92,428	90,112	90,112
Health	26,920	24,893	24,893
Education and welfare	265,415	262,662	152,064
Housing	0	0	121,300
Community amenities	768,252	763,934	763,934
Recreation and culture	6,099,976	5,834,349	5,834,349
Transport	5,001,989	4,848,528	4,848,528
Other property and services	1,660,854	1,485,893	1,475,190
	13,915,834	13,310,371	13,310,371

MATERIAL ACCOUNTING POLICIES

DEPRECIATION
The depreciable amount of all fixed assets including buildings but excluding freehold land, are depreciated on a straight-line basis over the individual asset's useful life from the time the asset is held ready for use. Leasehold improvements are depreciated over the shorter of either the unexpired period of the lease or the estimated useful life of the improvements.

The assets residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

Major depreciation periods used for each class of depreciable asset are:
Buildings - non-specialised
Furniture and equipment
Plant and equipment
Infrastructure - roads
Infrastructure - footpaths
Infrastructure - drainage
Infrastructure - parks and ovals
Other infrastructure
Right of use - furniture and fittings

AMORTISATION
The depreciable amount of all intangible assets with a finite useful life, are depreciated on a straight-line basis over the individual asset's useful life from the time the asset is held for use.

The assets residual value of intangible assets is considered to be zero and useful live and amortisation method are reviewed at the end of each financial year.

Amortisation is included within Depreciation on non-current assets in the Statement of Comprehensive Income.

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CITY OF BAYSWATER
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

7. LEASE LIABILITIES

Purpose	Lease Number	Institution	Lease Interest Rate	Lease Term	Budget Lease Principal 1 July 2026	2026/27 Budget New Leases	2026/27 Budget Lease Principal Repayments	Budget Lease Principal outstanding 30 June 2027	2026/27 Budget Lease Interest Repayments	Actual Principal 1 July 2025	2025/26 Actual New Leases	2025/26 Estimate Lease Principal repayments	Estimate Lease Principal outstanding 30 June 2026	2025/26 Estimate Lease Interest repayments	Budget Principal 1 July 2025	2025/26 Budget New Leases	2025/26 Budget Lease Principal repayments	Budget Lease Principal outstanding 30 June 2026	2025/26 Budget Lease Interest repayments
					$	$	$	$	$	$	$	$	$	$	$	$	$	$	$
Morley Sports & Recreation - Smart Bar	L20240523134322	CHG-Meridian	4.90%	4 Years	20,569	0	(7,163)	13,406	(780)	28,967		(6,823)	22,144	(1,120)	28,967	0	(6,823)	22,145	(1,120)
Morley Sports & Recreation - Floor Scrubber	L20240523141319	CHG-Meridian	4.90%	4 Years	17,013	0	(5,925)	11,088	(645)	23,959		(5,643)	18,316	(927)	23,959	0	(5,643)	18,316	(927)
Waves Gym Strength Equipment	L20241030133712	CHG-Meridian	5.40%	4 Years	66,052	0	(20,848)	45,205	(2,830)	85,811		(19,759)	66,052	(2,417)	85,811	0	(19,759)	66,052	(3,917)
Waves Arc Trainers	L20221021102920	CHG-Meridian	4.70%	4 Years	9,890	0	(9,890)	0	(58)	28,990		(19,100)	9,890	(795)	28,990	0	(19,100)	9,890	(795)
Waves Arc Trainers	L20221021102920	CHG-Meridian	4.70%	4 Years	0	0	(44,759)	0	0	0		0	0	0	0	0	0	0	0
Waves Treadmill Equipment	L20250407095451	CHG-Meridian	4.90%	4 Years	113,976	0	(67,034)	46,942	(7,302)	169,152		(55,176)	113,976	(3,000)	0	0	0	0	0
Morley Sport & Recreation-Gym Equipment	L20240125135218	CHG-Meridian	4.70%	1 Year	70,225	0	(70,225)	0	(1,235)	134,367		(67,019)	67,348	(2,941)	168,120	0	(67,019)	101,101	(4,441)
					297,726	0	(225,843)	116,642	(12,851)	471,246	0	(173,520)	297,726	(11,200)	335,848	0	(118,343)	217,505	(11,200)

MATERIAL ACCOUNTING POLICIES

LEASES

At the inception of a contract, the City assesses whether the contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

At the commencement date, a right-of-use asset is recognised at cost and a lease liability at the present value of the lease payments that are not paid at that date. The lease payments are discounted using the interest rate implicit in the lease, if that rate can be readily determined. If that rate cannot be readily determined, the City uses its incremental borrowing rate.

LEASE LIABILITIES

The present value of future lease payments not paid at the reporting date discounted using the incremental borrowing rate where the implicit interest rate in the lease is not readily determined.

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CITY OF BAYSWATER
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

8. BORROWINGS

(a) Borrowing repayments

Movement in borrowings and interest between the beginning and the end of the current financial year.

Purpose	Loan Number	Institution	Interest Rate	Budget Principal 1 July 2026	2026/27 Budget New Loans	2026/27 Budget Principal Repayments	Budget Principal outstanding 30 June 2027	2026/27 Budget Interest Repayments	Actual Principal 1 July 2025	2025/26 Actual New Loans	2025/26 Estimate Principal Repayments	Estimate Principal outstanding 30 June 2026	2025/26 Estimate Interest Repayments	Budget Principal 1 July 2025	2025/26 Budget New Loans	2025/26 Budget Principal Repayments	Budget Principal outstanding 30 June 2026	2025/26 Budget Interest Repayments
				$	$	$	$	$	$	$	$	$	$	$	$	$	$	$
Maylands Waterland	600001	WATC	4.0285%	970,615	0	(146,078)	824,537	(44,187)	110,981		(140,366)	(29,385)	(50,848)	1,110,981	0	(140,366)	970,615	(50,848)
Morley Sport and Recreat	600002	WATC	4.0285%	501,485	0	(75,474)	426,011	(22,830)	574,007		(72,522)	501,485	(26,271)	574,007	0	(72,522)	501,485	(26,271)
Bayswater Waves	600003	WATC	4.0285%	769,360	0	(115,789)	653,571	(35,024)	880,622		(111,262)	769,360	(40,304)	880,622	0	(111,262)	769,360	(40,304)
Bayswater Waves	600004	WATC	3.9399%	5,282,235	0	(669,203)	4,613,032	(237,402)	5,925,832		(643,597)	5,282,235	(256,162)	5,925,832	0	(643,597)	5,282,235	(256,162)
				7,523,695	0	(1,006,544)	6,517,151	(339,443)	7,491,442	0	(967,747)	6,523,695	(373,585)	8,491,442	0	(967,747)	7,523,695	(373,585)

All borrowing repayments, other than self supporting loans, will be financed by general purpose revenue.

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CITY OF BAYSWATER
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

8. BORROWINGS (CONTINUED)

(b) New borrowings - 2026/27

The City does not intend to undertake any new borrowings for the year ended 30th June 2027

(c) Unspent borrowings

The City had no unspent borrowing funds as at 30th June 2026 nor is it expected to have unspent borrowing funds as at 30th June 2027.

(d) Credit Facilities

	2026/27 Budget	2025/26 Actual	2025/26 Budget
	$	$	$
Undrawn borrowing facilities credit standby arrangements			
Bank overdraft limit	0	0	0
Bank overdraft at balance date	0	0	0
Credit card limit	40,000	40,000	40,000
Credit card balance at balance date	10,000	10,000	10,000
Total amount of credit unused	50,000	50,000	50,000
Loan facilities			
Loan facilities in use at balance date	6,517,151	6,523,695	7,523,695

MATERIAL ACCOUNTING POLICIES

BORROWING COSTS
The City has elected to recognise borrowing costs as an expense when incurred regardless of how the borrowings are applied.

Fair values of borrowings are not materially different to their carrying amounts, since the interest payable on those borrowings is either close to current market rates or the borrowings are of a short term nature.
Borrowings fair values are based on discounted cash flows using a current borrowing rate.

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CITY OF BAYSWATER
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

9. RESERVE ACCOUNTS

(a) Reserve Accounts - Movement

	2026/27 Budget				2025/26 Estimate				2025/26 Budget			
	Opening Balance	Transfer to	Transfer (from)	Closing Balance	Opening Balance	Transfer to	Transfer (from)	Closing Balance	Opening Balance	Transfer to	Transfer (from)	Closing Balance
	$	$	$	$	$	$	$	$	$	$	$	$
Restricted by legislation or Externally Restricted												
(a) Cash in Lieu - Public Open Space	1,168,101	60,290	0	1,228,391	1,104,891	63,210	0	1,168,101	1,104,947	50,016	0	1,154,963
(b) Cash in Lieu - Car Park	622,000	32,104	0	654,104	0	622,000	0	622,000	0	0	0	0
(c) Cash in Lieu - Public Art	564,000	29,110	0	593,110	0	564,000	0	564,000	0	0	0	0
(d) FOGO Reserve	2,691,555	138,922	(420,000)	2,410,477	2,945,622	145,933	(400,000)	2,691,555	2,666,340	120,694	(400,000)	2,387,034
	5,045,656	260,426	(420,000)	4,886,082	4,050,513	1,395,143	(400,000)	5,045,656	3,771,287	170,710	(400,000)	3,541,997
Restricted by council												
(e) Bayswater Bowling Club Capital Improvements Reserve	12,569	649	(13,218)	0	11,889	680	0	12,569	11,851	536	0	12,387
(f) Bayswater City Soccer Club Rooms Redevelopment Reserve	0	0	0	0	38,769	2,146	(40,915)	0	9,703	439	0	10,142
(g) Bayswater Tennis Club Reserve	139,257	7,188	0	146,445	131,723	7,534	0	139,257	131,157	5,937	0	137,094
(h) Buildings and Facilities Reserve	7,600,527	392,294	(1,879,800)	6,113,021	9,072,730	413,539	(1,885,742)	7,600,527	8,145,399	368,707	(1,005,000)	7,509,106
(i) Climate Action Reserve	3,521,949	301,782	(254,692)	3,569,039	3,301,467	310,286	(89,804)	3,521,949	3,203,659	265,016	0	3,468,675
(j) Fleet and Plant Renewal/Upgrade Reserve	3,571,863	184,358	(677,400)	3,078,821	3,838,523	194,340	(461,000)	3,571,863	3,826,788	173,222	(461,000)	3,539,010
(k) General Waste Management Reserve	8,387,325	432,903	(555,535)	8,264,693	8,438,287	474,869	(525,831)	8,387,325	6,361,435	287,955	(50,000)	6,599,390
(l) Information and Communications Technology (ICT) Reserve	4,447,277	229,542	(952,000)	3,724,819	5,462,656	242,314	(1,257,693)	4,447,277	4,911,351	222,316	(719,000)	4,414,667
(m) Long Service Leave and Entitlements Reserve	1,915,912	98,888	0	2,014,800	1,812,249	103,663	0	1,915,912	1,806,394	81,768	0	1,888,162
(n) Major Capital Works Reserve	15,011,938	1,409,342	(8,144,486)	8,276,794	18,826,892	1,499,821	(5,314,775)	15,011,938	16,647,595	1,381,916	(9,615,385)	8,414,126
(o) Morley Library Seed Reserve	1,111,019	57,344	0	1,168,363	1,050,903	60,116	0	1,111,019	1,048,514	47,462	0	1,095,976
(p) Noranda Netball Courts Reserve	84,453	4,359	(15,000)	73,812	79,884	4,569	0	84,453	79,627	3,604	0	83,231
(q) Rates Smoothing Reserve	1,215,395	327,731	0	1,543,126	669,138	1,241,257	(695,000)	1,215,395	629,108	288,477	(670,000)	247,585
(r) Recreation Renewal/Upgrade Reserve	4,412,881	227,766	(787,700)	3,852,947	5,049,057	365,237	(1,001,413)	4,412,881	4,730,723	214,140	(830,000)	4,114,863
(u) Reserve 24090	0	1,000,000	(90,000)	910,000	0	0	0	0	0	0	0	0
(s) Strategic Property Reserve	940,882	48,563	0	989,445	979,599	52,283	(91,000)	940,882	1,472,374	66,648	0	1,539,022
(t) Transport Renewal/Upgrade Reserve	5,985,147	308,917	(1,007,900)	5,286,164	6,795,873	374,956	(1,185,682)	5,985,147	6,204,692	280,861	(700,000)	5,785,553
	58,358,395	5,031,626	(14,377,731)	49,012,290	65,559,640	5,347,610	(12,548,855)	58,358,395	59,220,370	3,689,004	(14,050,385)	48,858,989
	63,404,051	5,292,052	(14,797,731)	53,898,372	69,610,153	6,742,753	(12,948,855)	63,404,051	62,991,657	3,859,714	(14,450,385)	52,400,986

CITY OF BAYSWATER
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

9. RESERVE ACCOUNTS (CONTINUED)

(b) Reserve Accounts - Purposes

In accordance with Council resolutions in relation to each reserve account, the purpose for which the reserves are set aside are as follows:

Reserve name	Anticipated date of use	Purpose of the reserve
Restricted by legislation		
(a) Cash in Lieu - Public Open Space	ongoing	To set aside cash in lieu funds received under section 154 of the Planning and Development Act 2005 for the funding of eligible public open space development projects.
(b) Cash in Lieu - Car Park	ongoing	To set aside cash received in lieu of parking conditions imposed on an approval of development.
(c) Cash in Lieu - Public Art	ongoing	To set aside cash received in lieu of public art conditions imposed on an approval of development.
(d) FOGO Reserve	ongoing	Support FOGO activities an and programs.
Restricted by council		
(e) Bayswater Bowling Club Capital Improvements Reserve	ongoing	To set aside funds for the future development of the Bayswater Bowling Club.
(f) Bayswater City Soccer Club Rooms Redevelopment Reserve	ongoing	Quarantining seed funding for the redevelopment of the Bayswater City Soccer Club.
(g) Bayswater Tennis Club Reserve	ongoing	To set aside funds for the future development of the Bayswater Tennis Club.
(h) Buildings and Facilities Reserve	ongoing	To fund the renewal and upgrade of the City's buildings and facilities.
(i) Climate Action Reserve	ongoing	Fund the Environmental Liveability Framework, Emission Reduction Energy Plan, riverbank restoration, living streams and environmental initiatives,fleet transition to EVs and upgrading and renewing City buildings and facilities in a way that is decarbonising.
(j) Fleet and Plant Renewal/Upgrade Reserve	ongoing	To fund the acquisition of non-electric fleet and major plant.
(k) General Waste Management Reserve	ongoing	Support waste management activities and programs including maintaining assets used for waste management purposes.
(l) Information and Communications Technology (ICT) Reserve	ongoing	To fund significant ICT and software upgrades and replacement.
(m) Long Service Leave and Entitlements Reserve	ongoing	To provide for the payment to employees of Long Service Leave and other approved entitlements.
(n) Major Capital Works Reserve	ongoing	To fund the renewal and upgrade of the City's buildings and facilities.
(o) Morley Library Seed Reserve	ongoing	Quarantining seed funding for the development of a new Morley Library.
(p) Noranda Netball Courts Reserve	ongoing	Funds set aside for the asset management requirements of the Noranda Netball Courts.
(q) Rates Smoothing Reserve	ongoing	Fund significant and non-recurrent operating expenses including triennial Landgate valuations, biennial elections costs and other ad hoc items including insurance premium adjustments.
(r) Recreation Renewal/Upgrade Reserve	ongoing	To fund recreation related (parks and reserves) capital projects.
(s) Strategic Property Reserve	ongoing	To provide funds for future property acquisition, disposals and developments.
(t) Transport Renewal/Upgrade Reserve	ongoing	To fund transport related (roads, paths, drains and carparks) capital projects.
(u) Reserve 24090	ongoing	Improvements in the immediate area of Reserve 24090 and any immediately adjoining, or directly impacted, public open space and infrastructure.

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CITY OF BAYSWATER
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

10. OTHER INFORMATION

The net result includes as revenues	2026/27 Budget	2025/26 Estimate	2025/26 Budget
	$	$	$
(a) Interest earnings			
Investments	5,393,168	5,065,851	5,053,017
General	155,000	130,000	145,000
Other interest revenue	426,700	504,152	487,000
	5,974,868	5,700,003	5,685,017
* The City has resolved to charge interest under section 6.13 for the late payment of any amount of money at #%.			
The net result includes as expenses			
(b) Interest expenses (finance costs)			
Borrowings (refer Note 8(a))	339,443	373,585	373,585
Interest on lease liabilities (refer Note 7)	12,851	11,200	11,200
	352,294	384,785	384,785

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CITY OF BAYSWATER
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

11. COUNCIL MEMBERS REMUNERATION

	2026/27 Budget	2025/26 Estimate	2025/26 Budget
	$	$	$
Cr Filomena Piffaretti, Mayor			
Mayor's allowance	104,032	100,514	100,514
Meeting attendance fees	55,078	53,215	53,215
Annual allowance for ICT expenses	3,500	3,500	3,500
Travel and accommodation expenses	2,000	1,012	2,000
Superannuation contribution payments	19,093	18,447	18,447
	183,703	176,688	177,676
Cr Elli Petersen-Pik, Deputy Mayor			
Deputy Mayor's allowance	26,008	25,128	25,128
Meeting attendance fees	36,722	35,480	35,480
Annual allowance for ICT expenses	3,500	3,500	3,500
Superannuation contribution payments	7,528	7,273	7,273
	73,758	71,381	71,381
Cr Assunta Meleca			
Meeting attendance fees	0	10,693	35,480
Annual allowance for ICT expenses	0	1,055	3,500
Superannuation contribution payments	0	1,283	4,258
	0	13,031	43,238
Cr Sally Palmer			
Meeting attendance fees	0	10,693	35,480
Annual allowance for ICT expenses	0	1,055	3,500
Superannuation contribution payments	0	0	4,258
	0	11,748	43,238
Cr Steven Ostaszewskyj			
Meeting attendance fees	36,722	35,480	35,480
Annual allowance for ICT expenses	3,500	3,500	3,500
Superannuation contribution payments	0	0	4,258
	40,222	38,980	43,238
Cr Josh Eveson			
Meeting attendance fees	0	10,693	35,480
Annual allowance for ICT expenses	0	1,055	3,500
Superannuation contribution payments	0	1,283	4,258
	0	13,031	43,238
Cr Michelle Sutherland			
Meeting attendance fees	36,722	35,480	35,480
Annual allowance for ICT expenses	3,500	3,500	3,500
Superannuation contribution payments	0	0	4,258
	40,222	38,980	43,238
Cr Nat Latter			
Meeting attendance fees	36,722	35,564	35,480
Annual allowance for ICT expenses	3,500	3,500	3,500
Superannuation contribution payments	4,407	3,908	4,258
	44,628	42,972	43,238
Cr Giorgia Johnson			
Meeting attendance fees	0	10,693	35,480
Annual allowance for ICT expenses	0	1,055	3,500
Superannuation contribution payments	0	1,283	4,258
	0	13,031	43,238
Cr Calla Loiacono			
Meeting attendance fees	36,722	24,787	0
Annual allowance for ICT expenses	3,500	2,445	0
Superannuation contribution payments	4,407	2,974	0
	44,629	30,206	0
Cr Anthony Pittaway			
Meeting attendance fees	36,722	24,787	0
Annual allowance for ICT expenses	3,500	2,445	0
Superannuation contribution payments	4,407	2,974	0
	44,629	30,206	0
Cr Cale Black			
Meeting attendance fees	36,722	24,787	0
Annual allowance for ICT expenses	3,500	2,445	0
Superannuation contribution payments	4,407	2,974	0
	44,629	30,206	0
Cr Donovan Macdonald			
Meeting attendance fees	36,722	24,787	0
Annual allowance for ICT expenses	3,500	2,445	0
Superannuation contribution payments	4,407	2,974	0
	44,629	30,206	0
Total Council Member Remuneration	561,047	540,666	551,721
Mayor's allowance	104,032	100,514	100,514
Deputy Mayor's allowance	26,008	25,128	25,128
Meeting attendance fees	348,852	337,139	337,055
Annual allowance for ICT expenses	31,500	31,500	31,500
Travel and accommodation expenses	2,000	1,012	2,000
Superannuation contribution payments	48,655	45,373	55,524
	561,047	540,666	551,721

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CITY OF BAYSWATER
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

12. TRUST FUNDS

Funds held at balance date which are required by legislation to be credited to the trust fund and which are not included in the financial statements are as follows:

Detail	Estimated Balance 30 June 2026	Estimated amounts received	Estimated amounts paid	Estimated balance 30 June 2027
	$	$	$	$
Building Service Levy	68,785	7,842	(7,157)	69,470
Cash in Lieu - Public Open Space	2,454,798	73	0	2,454,871
Construction Training Fund	31,856	3,098	(2,102)	32,852
TPS 17	132,526	2	0	132,528
Unclaimed money	69,920	0	0	69,920
Other	1,000	1,089	(264)	1,825
Scholarship	25,587	0	0	25,587
	2,784,472	12,105	(9,523)	2,787,053

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CITY OF SOMEWHERE
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

13. REVENUE AND EXPENDITURE

(a) Revenue and Expenditure Classification

REVENUES

RATES
All rates levied under the *Local Government Act 1995*. Includes general, differential, specific area rates, minimum payment, interim rates, back rates, ex-gratia rates, less discounts offered.
Exclude administration fees, interest on instalments, interest on arrears, service charges and sewerage rates.

GRANTS, SUBSIDIES AND CONTRIBUTIONS
All amounts received as grants, subsidies and contributions that are not capital grants.

CAPITAL GRANTS, SUBSIDIES AND CONTRIBUTIONS
Amounts received specifically for the acquisition, construction of new or the upgrading of non-current assets paid to a local government, irrespective of whether these amounts are received as capital grants, subsidies, contributions or donations.

REVENUE FROM CONTRACTS WITH CUSTOMERS
Revenue from contracts with customers is recognised when the local government satisfies its performance obligations under the contract.

FEES AND CHARGES
Revenues (other than service charges) from the use of facilities and charges made for local government services, sewerage rates, rentals, hire charges, fee for service, photocopying charges, licences, sale of goods or information, fines, penalties and administration fees.
Local governments may wish to disclose more detail such as rubbish collection fees, rental of property, fines and penalties, other fees and charges.

SERVICE CHARGES
Service charges imposed under *Division 6 of Part 6 of the Local* Government Act 1995. Regulation 54 of the Local Government *(Financial Management) Regulations 1996* identifies the charges which can be raised. These are television and radio broadcasting, underground electricity and neighbourhood surveillance services and water.
Exclude rubbish removal charges which should not be classified as a service charge. Interest and other items of a similar nature received from bank and investment accounts, interest on rate instalments, interest on rate arrears and interest on debtors.

INTEREST REVENUE
Interest and other items of a similar nature received from bank and investment accounts, interest on rate instalments, interest on rate arrears and interest on debtors.

OTHER REVENUE
Other revenue, which cannot be classified under the above headings, includes dividends, discounts, rebates etc.

PROFIT ON ASSET DISPOSAL
Gain on the disposal of assets including gains on the disposal of long-term investments.

EXPENSES

EMPLOYEE COSTS
All costs associated with the employment of person such as salaries, wages, allowances, benefits such as vehicle and housing, superannuation, employment expenses, removal expenses, relocation expenses, worker's compensation insurance, training costs, conferences, safety expenses, medical examinations, fringe benefit tax, etc.
Note: *AASB 119 Employee Benefits* provides a definition of employee benefits which should be considered.

MATERIALS AND CONTRACTS
All expenditures on materials, supplies and contracts not classified under other headings. These include supply of goods and materials, legal expenses, consultancy, maintenance agreements, communication expenses (such as telephone and internet charges), advertising expenses, membership, periodicals, publications, hire expenses, rental, leases, postage and freight etc.
Local governments may wish to disclose more detail such as contract services, consultancy, information technology and rental or lease expenditures.

UTILITIES (GAS, ELECTRICITY, WATER)
Expenditures made to the respective agencies for the provision of power, gas or water.
Exclude expenditures incurred for the reinstatement of roadwork on behalf of these agencies.

INSURANCE
All insurance other than worker's compensation and health benefit insurance included as a cost of employment.

LOSS ON ASSET DISPOSAL
Loss on the disposal of fixed assets.

DEPRECIATION ON NON-CURRENT ASSETS
Depreciation and amortisation expenses raised on all classes of assets.

FINANCE COSTS
Interest and other costs of finance paid, including costs of finance for loan debentures, overdraft accommodation and refinancing expenses.

OTHER EXPENDITURE
Statutory fees, taxes, provision for bad debts, member's fees or levies including DFES levy and State taxes. Donations and subsidies made to community groups.

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CITY OF BAYSWATER
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

13. REVENUE AND EXPENDITURE (CONTINUED)

(b) Revenue Recognition

Recognition of revenue from contracts with customers is dependant on the source of revenue and the associated terms and conditions associated with each source of revenue and recognised as follows:

Revenue Category	Nature of goods and services	When obligations typically satisfied	Payment terms	Returns/Refunds/ Warranties	Timing of Revenue recognition
Grant contracts with customers	Community events, minor facilities, research, design, planning evaluation and services	Over time	Fixed terms transfer of funds based on agreed milestones and reporting	Contract obligation if project not complete	Output method based on project milestones and/or completion date matched to performance obligations as inputs are shared
Licences/ Registrations/ Approvals	Building, planning, development and animal management, having the same nature as a licence regardless of naming.	Single point in time	Full payment prior to issue	None	On payment and issue of the licence, registration or approval
Waste management entry fees	Waste treatment, recycling and disposal service at disposal sites	Single point in time	Payment in advance at gate or on normal trading terms if credit provided	None	On entry to facility
Airport landing charges	Permission to use facilities and runway	Single point in time	Monthly in arrears	None	On landing/departure event
Fees and charges for other goods and services	Cemetery services, library fees, reinstatements and private works	Single point in time	Payment in full in advance	None	Output method based on provision of service or completion of works
Sale of stock	Aviation fuel, kiosk and visitor centre stock	Single point in time	In full in advance, on 15 day credit	Refund for faulty goods	Output method based on goods

CITY OF BAYSWATER
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

14. PROGRAM INFORMATION

Key Terms and Definitions - Reporting Programs

In order to discharge its responsibilities to the community, Council has developed a set of operational and financial objectives. These objectives have been established both on an overall basis, reflected by the City's Community Vision, and for each of its broad activities/programs.

OBJECTIVE	ACTIVITIES
Governance To provide a decision making process for the efficient allocation of scare recourses.	Includes the activities of members of Council and administrative support available to the Council for the provision of governance of the district. Other cost relate to the task of assisting elected members and ratepayers on matters which do not concern specific local government services.
General purpose funding To collect revenue to allow for the provision of services.	Rates, general purpose government grants and interest revenue.
Law, order, public safety To provide services to help ensure a safer and environmentally conscious community.	Supervision and enforcement of various local laws relating to fire prevention, animal control and other aspects of public safety including emerging services.
Health To provide an operational framework for environmental and community health.	Inspection of food outlets and their control, provision of meat inspections services, noise control and waste disposal compliance.
Education and welfare To provide services to disadvantage persons, the elderly, children and youth.	Maintenance of child minding centre, playgroup centre, senior citizen centre and aged care centre. Provision and maintenance of home care programs and youth services.
Housing To provide and maintain elderly residence housing.	Provision and maintenance of staff and elderly residence housing.
Community amenities To provide services required by community.	Rubbish collection services, operation of rubbish disposal sites, litter control, construction and maintenance of urban storm water drains, protection of the environment and administration of town planning schemes public conveniences.
Recreation and culture To establish and effectively manage infrastructure and resources which will help the social well being of the community.	Maintenance of public halls, civic centres, aquatic centres, beaches, recreation centres and various sporting facilities. Provision and maintenance of parks, gardens and playgrounds. Operation of library, museum and other cultural facilities.
Transport To provide safe, effective and efficient transport services to the community.	Construction and maintenance of roads, streets, footpaths, depots, cycle ways, parking facilities and traffic control. Cleaning of streets and maintenance of street trees, street lighting etc.
Economic services To help promote the local government and its economic wellbeing.	Tourism and area promotion including the maintenance swan Rivershore. Provision of rural services including weed control, vermin control and standpipes. Building control.
Other property and services To monitor and control operating accounts.	Private works operation, plant repair and costs.

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CITY OF BAYSWATER
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

15. FEES AND CHARGES

	2026/27 Budget	2025/26 Estimate	2025/26 Budget
	$	$	$
By Program:			
Governance	43,828	50,611	43,828
General purpose funding	158,500	177,597	154,600
Law, order, public safety	315,300	293,578	377,301
Health	312,592	392,248	266,775
Education and welfare	112,928	136,726	68,179
Housing	380,494	63,720	380,494
Community amenities	15,670,717	15,050,762	14,995,675
Recreation and culture	12,003,736	11,330,479	10,632,247
Transport	716,130	725,012	739,860
Economic services	643,048	763,568	581,790
Other property and services	24,806	35,835	1,631
	30,382,079	29,020,136	28,242,380

The subsequent pages detail the fees and charges proposed to be imposed by the local government.

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16 DISCONTINUED OPERATIONS

At the Council meeting on 2 August 2016, Council resolved to divest from Aged Persons Homes.

Mertome Retirement Village was the first portion of the Aged Person Homes segment to be sold.
During the 2023/24 year the City also divested other aged accomodation managed by Juniper.

Management aims to sell the remaining assets in Mertome Garden's in the coming years.

	2026/27 Budget	2025/26 Estimate	2025/26 Budget
	$	$	$
Income Statement			
Operating income	86,932	79,067	70,270
Operating expenditure	(292,494)	(249,317)	(297,345)
	(205,562)	(170,250)	(227,075)
Cash flows generated by the Aged Person Homes disposal group are as follows:			
Cash Flows			
Net cash inflows from operating activities	(205,562)	(170,250)	(227,075)
Net cash inflow/(outflows) from discontinued operations	(205,562)	(170,250)	(227,075)

SIGNIFICANT ACCOUNTING POLICIES

A discontinued operation is a component of the City of Bayswater that has been either disposed of, or is held for sale and;
(a) represents a separate major line of business or geographical area of operations; and
(b) is part of a single co-ordinated plan to dispose of a separate major line of business or geographical area of operations.

City of Bayswater
2026/27 Budget
Summary Supporting Schedule

	26-27 Capital Projects	*Carry Forward Capital Projects*	*Total*
	$	*$*	*$*
Capital Projects			
Property, Plant and Equipment			
Buildings	4,699,611	4,743,362	9,442,973
Land	0	0	0
Furniture and equipment	2,379,940	0	2,379,940
Plant and equipment	2,257,945	0	2,257,945
	9,337,496	4,743,362	14,080,858
Infrastructure Assets			
Roads	4,937,975	0	4,937,975
Footpaths	1,116,474	0	1,116,474
Drainage	323,667	0	323,667
Park development	3,150,719	2,379,003	5,529,722
Other infrastructure	341,126	0	341,126
	9,869,961	2,379,003	12,248,964
Total Capital Projects	19,207,457	7,122,365	26,329,822
Total	19,207,457	7,122,365	26,329,822

City of Bayswater
2026/27 Budget
Funding Source Supporting Schedule

PJ Code	Project Description	Municipal Funds	Grants & Contributions	Sale of Asset	Reserve Funds	Loan	Total
		$	$	$	$	$	$
26-27 Capital Projects							
Buildings							
81549	Bayswater bowling club - Roof repairs	45,282	0	0	13,218	0	58,500
81550	Bedford hall - Filipino club - Ceiling replacement	0	0	0	59,963	0	59,963
81378	Mertome age care home - Annual allocation	25,625	0	0	0	0	25,625
81384	Civic centre - Chiller replacement	0	0	0	540,000	0	540,000
81551	Community grant program - Pat o'hara new storage shed	18,750	6,250	0	0	0	25,000
81552	Community grant program - Houghton park new aircon	16,000	2,500	0	0	0	18,500
81553	Crimea park clubrooms - Toilet (incl uat) renewal	0	0	0	221,861	0	221,861
81554	Crimea park clubrooms - Renew roller door	8,400	0	0	0	0	8,400
81555	Bayswater bowling club - Aircon renewal	35,875	0	0	0	0	35,875
81532	Frank drago reserve redevelopment	0	500,000	0	0	0	500,000
81556	Roof safety systems upgrades	0	0	0	60,000	0	60,000
81557	Unscheduled building item replacement	0	0	0	153,750	0	153,750
81558	Gibbney res pavillion football w club rooms - Aircon repl	18,000	0	0	0	0	18,000
81559	Hampton square reserve - Scout hall - Aircon replacement	20,500	0	0	0	0	20,500
81560	Hudson street playgroup - Roof repairs	0	0	0	157,500	0	157,500
81561	Hinds res - Bayswater sea scouts hall - Powerboard repl	5,125	0	0	0	0	5,125
81562	Bayswater family centre - Patio, gutter, soak well	19,890	0	0	0	0	19,890
81563	Maylands town hall - External doors and hardware repl	28,000	0	0	0	0	28,000
81564	Maylands waterland - Renew uv filter lamp & service kit wit	8,200	0	0	0	0	8,200
81250	Morley sport and recreation centre - Aircon replacements	0	0	0	51,250	0	51,250
81565	Morley sport and recreation centre - Replace court netting	8,200	0	0	0	0	8,200
81566	Morley sport & rec ctr - Wellington room entry/bar & kitche	15,375	0	0	0	0	15,375
81567	Morley sport and rec ctr - Renew facility other plant items	0	0	0	41,000	0	41,000
81568	Morley sport and rec ctr - Secuirty & access control upgrade	0	0	0	71,750	0	71,750
80683	Bayswater library - Aircon replacement	15,375	0	0	0	0	15,375
81569	Noranda community & family centre - Aircon replacement	17,425	0	0	0	0	17,425
81570	Morley noranda rec club - Aircon replacement	30,750	0	0	0	0	30,750
81571	Paddy walker works depot - Aircon replacement	0	0	0	51,250	0	51,250
81572	Paddy walker works depot - Eye wash bay in mech workshop rnw	18,000	0	0	0	0	18,000
81573	Paddy walker works depot - Prepare & paint (vehicle shelter	0	0	0	135,100	0	135,100
81574	Pat o hara res - Rugby clubrooms - Repl of damaged posts	15,375	0	0	0	0	15,375
81575	Ra cook reserve - Ra cook pavilion - External painting	0	0	0	45,000	0	45,000
81576	Riverside gdns public toilets/server room - Aircon repl	10,250	0	0	0	0	10,250
81577	Riverslea lodge age care home - Annual allocation	20,500	0	0	0	0	20,500
81578	Roxy lane theatre - Aircon replacement	0	0	0	41,000	0	41,000
81579	The rise - Staged aircon replacements	0	0	0	184,500	0	184,500
81580	The rise - Replace court netting	7,688	0	0	0	0	7,688
81581	The rise - Commercial dishwasher replacement	9,738	0	0	0	0	9,738
81582	The rise - Commercial fridge replacement	5,433	0	0	0	0	5,433
81583	The rise - Commercial oven and gas burner x 4 replacement	20,000	0	0	0	0	20,000
81584	The rise - Lighting upgrade led	0	0	0	30,750	0	30,750
81585	Bayswater waves - Air handling unit replacement	0	0	0	120,000	0	120,000
81586	Bayswater waves - Detector replacement	36,000	0	0	0	0	36,000
81587	Bayswater waves - 25m recirculation pump #2 renewal	11,275	0	0	0	0	11,275
81588	Bayswater waves - Dolphin pool cleaner renewal	17,425	0	0	0	0	17,425
81589	Bayswater waves - Wave recirculation pump #2 vsd renewal	6,663	0	0	0	0	6,663
81660	Hudson street playgroup - Switchboard replacement	14,000	0	0	0	0	14,000
81661	Replace 2x eol/failing aircon units in northwest classroom	17,500	0	0	0	0	17,500
81662	Morley noranda rec club - Site switchboard upgrade	0	0	0	93,600	0	93,600
81663	Bayswater men's shed - Skylight & gutter replacement	0	0	0	52,650	0	52,650
81664	Bayswater family center - Aircon replacement	17,500	0	0	0	0	17,500
81665	Bayswater waves - Re-roof stage 4 of 6	0	0	0	526,500	0	526,500
81666	Bedford bowling club - Oven replacement	18,500	0	0	0	0	18,500
81667	Lightning park - Pavilion nsa - Aircon renewal stage 1 of 3	0	0	0	25,500	0	25,500
81668	Paddy walker works depot - Workshop elec switchboard repl	0	0	0	43,000	0	43,000
81671	Bayswater men's shed - Renew roof light sheets	0	0	0	50,000	0	50,000
81681	Bayswater waves - Geothermal main pool htr upgrd	0	0	0	50,000	0	50,000
81682	Paddy walker works depot - Replace eaves and wall cladding.	0	0	0	81,900	0	81,900
81683	Ranger and security office - Fire hydrant installation	14,043	0	0	18,937	0	32,980
81685	Sue belcher netball centre - Hot water system replacement	15,000	0	0	0	0	15,000
81686	Pat o'hara res - Rugby clbrms and chgrooms - Hws rnwl	20,000	0	0	0	0	20,000
81687	Maylands sport and rec club - Hot water system replacement	5,000	0	0	0	0	5,000
81688	Maylands tennis club and curators - - hot water system repl	6,000	0	0	0	0	6,000
81690	Maylands waterland - Plant room roller door motor	7,020	0	0	0	0	7,020

81691	The rise - Auto door motor replacements	17,500	0	0	0	0	17,500
81693	Bedford bowling clubrooms - Roof restoration	0	0	0	80,000	0	80,000
81694	Beaufort park hall - Re-painting of exterior	20,000	0	0	0	0	20,000
81695	Sue belcher netball centre - Internal painting	0	0	0	15,000	0	15,000
81696	Morley sport and rec ctr - Court 1 and 2 roof replacement	0	0	0	150,000	0	150,000
81697	Morley community centre - Activity storeroom floor	10,000	0	0	0	0	10,000
81698	Maylands libray - Mobile shelving	0	0	0	50,000	0	50,000
81699	Environment house - Renew flooring, kitchenette & wall/floor	0	0	0	25,000	0	25,000

81700	Crimea park clubrooms - Install access ramp to entry door	15,000	0	0	0	0	15,000
81724	Bayswater waves - Steam room door renewal	36,700	0	0	0	0	36,700
81725	Animal mangement facility - Modification of internal layout	0	0	0	102,000	0	102,000
81726	Clarkson res - Pub toilets & maylands tennis club water supp	0	0	0	100,000	0	100,000
Total Buildings		529,119	508,750	0	3,441,979	0	4,699,611
Furniture and equipment							
81356	Telephony replacement	73,544	0	0	0	0	73,544
81497	Library it equipment renewal	21,013	0	0	0	0	21,013
81608	Sport and recreation it equipment renewal	10,506	0	0	0	0	10,506
81521	Cctv (fixed cameras) renewal	0	0	0	674,000	0	674,000
81523	Audio visual equipment renewal	0	0	0	105,063	0	105,063
81524	End user devices - Workstation buffer stock	80,750	0	0	0	0	80,750
81355	End user devices - Workstation core fleet renewal	0	0	0	493,435	0	493,435
81527	Network infrastructure storage device renewal	0	0	0	138,683	0	138,683
81528	Network infrastructure switch renewal	67,946	0	0	43,000	0	110,946
81529	Network infrastructure ups renewal	100,000	0	0	0	0	100,000
81669	Pool inspection water test machines	6,000	0	0	0	0	6,000
81706	Network expansion and storage consolidation	100,000	0	0	0	0	100,000
81707	Library it self-check kiosk renewal	25,000	0	0	0	0	25,000
81708	Library it external display locker upgrade	40,000	0	0	0	0	40,000
81709	Library it add power points - Bayswater (mezz) and morley	6,000	0	0	0	0	6,000
81710	Library it power / data floorworks - Maylands	27,000	0	0	0	0	27,000
81711	Library it power/data works – bayswater (kiosk reloc flex sp	3,000	0	0	0	0	3,000
81522	Cctv (vehicle cameras) renewal	0	0	0	235,000	0	235,000
81728	Cctv edge server storage device renewal	0	0	0	130,000	0	130,000
Total Furniture and equipment		560,759	0	0	1,819,181	0	2,379,940
Plant and equipment							
81110	Plant and Equipment replacement program	881,244	0	669,701	677,400	0	2,228,345
81735	Civic centre - Ev charging stations	0	9,176	0	20,424	0	29,600
Total Plant and equipment		881,244	9,176	669,701	697,824	0	2,257,945
Roads							
81628	Swan view tce from wall st to kelvin st resurfacing	0	0	0	116,133	0	116,133
81629	Wall st from peninsula rd to swan view tce resurfacing	87,330	0	0	0	0	87,330
81630	Cityview cl from watervista pl to cul-de-sac resurfacing	22,038	0	0	0	0	22,038
81631	Conroy st from fourth av east to central av resurfacing	57,896	0	0	0	0	57,896
81632	East st from seventh av to caledonian av resurfacing	0	177,580	0	0	0	177,580
81633	Elizabeth st from kirkham hill tce to cul-de-sac resurfacing	0	74,280	0	0	0	74,280
81634	Fogerthorpe cr from peninsula rd to woodhouse rd resurfacing	46,081	0	0	51,397	0	97,478
81635	Fourth av east from east st to guildford rd resurfacing	0	0	0	163,590	0	163,590
81636	Kathleen av from eighth av to joseph st resurfacing	0	0	0	147,293	0	147,293
81637	Kiln view from kirkham hill tce to cul-de-sac resurfacing	30,545	0	0	0	0	30,545
81638	Kirkham hill tce from e st to peninsula rd (r2r) resurf	0	276,083	0	0	0	276,083
81639	Mary st from fogerthorpe cr to swan bank rd resurfacing	74,415	0	0	0	0	74,415
81640	Milmoe l from kirkham hill tce to cul-de-sac resurfacing	23,678	0	0	0	0	23,678
81641	Riverslea av from fourth av e to third av e resurfacing	37,720	0	0	0	0	37,720
81642	Seventh av from whatley cr to kathleen av resurfacing (r2r)	0	275,365	0	0	0	275,365
81643	Stableford ct from mary st to cul-de-sac resurfacing	27,060	0	0	0	0	27,060
81644	Third av east from riverslea av to guildford rd resurfacing	53,505	0	0	0	0	53,505
81645	Watervista pl from swan bank rd to cul-de-sac resurfacing	43,973	0	0	0	0	43,973
81646	Watson pl from elizabeth st to kirkham hill tce resurfacing	80,025	0	0	14,685	0	94,710
81647	Eric singleton bird sanctuary carpark (cp0020) resurf	21,769	0	0	0	0	21,769
81648	Traffic calming devices (incl for field st improvement)	66,625	0	0	0	0	66,625
81649	Guildford rd ped - Crossing (safe routes to school plan)	26,334	52,667	0	0	0	79,001
81650	Collier rd to beechboro rd south intersection resurfacing	0	200,000	0	0	0	200,000
81651	Broun av from kingston rd to embleton av resurfacing	72,691	145,381	0	0	0	218,072
81652	Katanning st within reserve road resurfacing	51,250	0	0	0	0	51,250
81676	Crimea st southbound from benara rd to wonga rd resurfacing	107,372	214,744	0	0	0	322,116
81677	Crimea st southbound from fedders st to wonga rd resurfacing	104,031	208,062	0	0	0	312,093
81678	Peninsula rd both cways from guildford rd to #199 resurf	99,495	198,990	0	0	0	298,485
81679	Whatley cr both cways from aegis sandstorm to ch 4.84 resurf	43,647	87,295	0	0	0	130,942
81680	Resurface elstead reserve carpark.	30,750	0	0	0	0	30,750
81684	Russell st rehabilitation from dewer st to merchant way	0	136,200	0	0	0	136,200

81689	Olfe St & King william st intersection upgrade	60,000	0	0	0	0	60,000
81720	Whatley cr signalised ped crossing near leak str underpass	30,000	0	0	0	0	30,000
81336	Low cost urban safety design & construction- city wide	0	1,000,000	0	0	0	1,000,000
81721	Kerb replacement program	0	0	0	80,000	0	80,000
81730	Riverside gardens accessible parking bays	20,000	0	0	0	0	20,000

Total Roads	1,318,230	3,046,647	0	573,098	0	4,937,975
Footpath						
81624 Bike plan initiatives	10,000	0	0	0	0	10,000
81427 Pathways accessibility upgrades	25,000	0	0	0	0	25,000
81426 Pathway renewal	51,250	0	0	0	0	51,250
81625 Safe route to school upgrades	50,000	0	0	0	0	50,000
81626 Benara rd frm 309 benara rd to beechboro rd nth path new/upg	0	110,000	0	115,500	0	225,500
81627 Roberts st frm frinton st to neville st path new (loc)	66,088	0	0	0	0	66,088
81692 Allan hill park pathway new	30,000	0	0	0	0	30,000
81715 Walter rd e frm beechboro rd nth to rugby st path new/upgrd	25,000	25,000	0	0	0	50,000
81716 Halvorson rd from ballard st to cul-de-sac pathway new	0	0	0	128,000	0	128,000
81717 Rokebury wy frm mickleham rd to doyle st path new (loc)	73,516	0	0	0	0	73,516
81718 Crimea st frm walter rd to fitzgerald rd (e side) - Arterial	0	0	0	300,000	0	300,000
81719 Halvorson rd from charnwood st to wheeler st pathway new	0	0	0	102,120	0	102,120
81732 Newington reserve path and drink fountain	5,000	0	0	0	0	5,000
Total Footpath	335,854	135,000	0	645,620	0	1,116,474
Drainage						
81670 Peninsula road no 105-160, maylands drainage renew/reline	0	0	0	273,667	0	273,667
81672 Wheeler St no 15-17 drainage new	12,500	0	0	0	0	12,500
81673 Brand pl no 10-12 drainage new	12,500	0	0	0	0	12,500
81674 Anzac st no 13-35 drainage new	25,000	0	0	0	0	25,000
Total Drainage	50,000	0	0	273,667	0	323,667
Park development						
81590 Abinger reserve - Bore pumps renewal	16,744	0	0	0	0	16,744
81591 Benara rd median east bore pumps renewal	19,320	0	0	0	0	19,320
81482 Irrigation system design	0	0	0	100,000	0	100,000
81592 Collier rd - Bore pumps renewal	12,880	0	0	0	0	12,880
81593 Crimea park - Bore pumps refurbishment	6,440	0	0	0	0	6,440
81594 Deschamp reserve - Bore pumps renewal	16,744	0	0	0	0	16,744
81595 Elstead reserve bore - Pumps refurbishment	6,440	0	0	0	0	6,440
81596 Frank drago res - Bayswater tennis club bore pumps renewal	12,880	0	0	0	0	12,880
81597 Frank drago reserve - Bore pumps refurbishment	6,440	0	0	0	0	6,440
81598 Hampton square reserve - Bore pumps renewal	19,320	0	0	0	0	19,320
81599 Hotham st - Paw bore pumps renewal	10,304	0	0	0	0	10,304
81600 Illingbridge st and lindsay dr paw bore pumps renewal	10,304	0	0	0	0	10,304
81601 Lawrence st and may st - Paw bore pumps renewal	10,304	0	0	0	0	10,304
81602 Maylands golf course - Bore pumps refurbishment	0	0	0	103,000	0	103,000
81602 Maylands golf course - Bore pumps refurbishment	6,461	0	0	0	0	6,461
81602 Maylands golf course - Bore pumps refurbishment	6,461	0	0	0	0	6,461
81603 Maylands golf course - Irrigation system renewal	94,281	0	0	655,719	0	750,000
81604 Millerick reserve - Bore pumps renewal	18,032	0	0	0	0	18,032
81605 Nora hughes park - Bore pumps renewal	23,184	0	0	0	0	23,184
81606 Wattle park - Bore pumps renewal	15,456	0	0	0	0	15,456
81607 Widgee rd / mcgilvray rd roundabout bore pumps renewal	10,304	0	0	0	0	10,304
81493 Park signage renewal	41,000	0	0	0	0	41,000
81411 Public bin renewal program	0	0	0	80,000	0	80,000
81489 Median island tree planting program	0	0	0	100,000	0	100,000
81492 Park furniture renewal	52,531	0	0	0	0	52,531
81616 Irwin reserve refurbishment	0	0	0	100,000	0	100,000
81617 Remembrance park - Event space	0	0	0	152,725	0	152,725
81618 Park structure renewal program	52,531	0	0	0	0	52,531
81494 Passive park lights - Renewal program	21,013	0	0	0	0	21,013
81619 Browns lake reserve - Playground renewal	0	0	0	90,000	0	90,000
81620 Kanimbla reserve - Playground renewal	0	70,000	0	0	0	70,000
81621 Lightning park - Playground renewal	0	0	0	85,000	0	85,000
81622 Plowmans park - Playground renewal	0	85,000	0	0	0	85,000
81623 Tom cameron park - Playground renewal	0	100,000	0	0	0	100,000
81653 Lightning park - Floodlight re lamp / globe	0	0	0	102,500	0	102,500
81654 Elstead reserve - Goals renewal	10,500	0	0	0	0	10,500
81655 Frank drago reserve - Soccer goals renewal	20,500	0	0	0	0	20,500
81656 Wotton res - Bayswater skatepark vert ramp surface renewal	76,875	0	0	0	0	76,875
81657 Shearn memorial pk - Synthetic cricket match wickets renewal	8,200	0	0	0	0	8,200
81658 Gibbney reserve - Synthetic cricket practice wickets renewal	51,250	0	0	0	0	51,250
81659 Grand promenade reserve - Renewal of batting cages	0	0	0	150,000	0	150,000
81701 Houghton park cockatoo waterer	20,000	0	0	0	0	20,000
81702 Belstead / granger - Irrigation cabinet renewal	24,348	0	0	0	0	24,348
81703 Hawkins - Irrigation cabinet renewal	24,348	0	0	0	0	24,348
81704 Newington - Irrigation cabinet renewal	33,180	0	0	0	0	33,180
81705 Benara rd and crimea rd median irrigation system replacement	0	0	0	100,000	0	100,000
81713 Park fencing renewal	50,000	0	0	0	0	50,000
81714 Maylands foreshore - Playground renewal	0	30,000	0	0	0	30,000
81722 Emberson reserve - Synthetic cricket match wickets renewal	8,200	0	0	0	0	8,200

81723	Hillcrest reserve lower - Floodlight system renewal	50,000	100,000	0	0	0	150,000
81729	Allan hill park solar lighting	30,000	0	0	0	0	30,000
81731	Riverside gardens enclosed dog park picnic shelters	0	30,000	0	0	0	30,000
81733	Charles st res new high back swing with synthetic softfall	20,000	0	0	0	0	20,000
Total Park Development		916,775	415,000	0	1,818,944	0	3,150,719

Other Infrastructure						
81609	Emberson rd bus shelter stop no. 15866 replacement	16,944	0	0	0	0	16,944
81610	Guildford rd bus shelter stop no. 11325 replacement	16,944	0	0	0	0	16,944
81611	Collier rd bus shelter stop no. 15832 replacement	16,944	0	0	0	0	16,944
81612	Collier rd bus shelter stop no. 15831 replacement	16,944	0	0	0	0	16,944
81613	Camboon rd bus shelter no. 16194 new	9,319	7,625	0	0	0	16,944
81614	Walter rd east bus shelter no. 15737 new	9,319	7,625	0	0	0	16,944
81615	Wattle drive bus shelter no. 15784 upgrade	16,944	0	0	0	0	16,944
81675	Upgrade various bus shelters	34,000	0	0	0	0	34,000
81712	Mary st, stableford ct, ambrose rise for st lightpole upgrd	0	0	0	153,518	0	153,518
81727	Town centre banner securing system upgrade	35,000	0	0	0	0	35,000
Total Other Infrastructure		172,358	15,250	0	153,518	0	341,126
Total Capital Projects		4,984,102	4,129,823	669,701	9,423,831	0	19,207,457

Carry Forwards/Additional Capital Projects

Buildings						
81532	FrankDrago Resreve Redevelopment	0	0	0	3,721,862	0	3,721,862
81337	Maylands Brickworks Reserve Renewal - Structure	0	0	0	227,500	0	227,500
81543	Ellis House - New Art Studio	0	794,000	0	0	0	794,000
Total Buildings		0	794,000	0	3,949,362	0	4,743,362
Park development						
81485	Pat O'Hara Reserve / Morley Recreation Irrigation System Ren	0	0	0	347,022	0	347,022
81488	Bath St / Tranby Reserve Irrigation System Renewal	0	0	0	131,981	0	131,981
81510	Riverside Gardens Playground Renewal	0	700,000	0	0	0	700,000
81344	Riverside Gardens Urban Forest (Advocacy Project)	0	724,465	0	475,535	0	1,200,000
Total Park development		0	1,424,465	0	954,538	0	2,379,003
Total Carry Forward Projects		0	2,218,465	0	4,903,900	0	7,122,365
Total Capital, New Initiatives and Carry Forwards Projects		**4,984,102**	**6,348,288**	**669,701**	**14,327,731**	**0**	**26,329,822**

City of
Bayswater

Fees and Charges



2026/27

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Name	Year 25/26 Last YR Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Increase %	Veterans' Discount Applicable

City of Bayswater

Effective 1 July 2021, Council introduced a Veterans' discount of 10% on adopted fees and charges (with the exception of regulated/prescribed fees) for any eligible resident veteran. A 5% discount is to be applied for eligible non-residents.

COMMUNITY SERVICES

Bayswater Waves

Aquatic Entry Fees

Aquatic Adult (16 years and over)	$7.90	$7.27	$0.73	$8.00	1.27%	Y
Aquatic Child, Seniors and Concession	$6.00	$5.55	$0.55	$6.10	1.67%	Y
Aquatic Family pass (2+2 or 1+3)	$23.50	$21.82	$2.18	$24.00	2.13%	Y
Aquatic Off Peak Swim (Monday to Friday 11:30AM - 1:30PM, excludes school holidays)	$6.20	$5.73	$0.57	$6.30	1.61%	Y
School Entry - Term 1 & 4	$3.70	$3.45	$0.35	$3.80	2.70%	Y
School Entry - Term 2 & 3	$3.00	$2.73	$0.27	$3.00	0.00%	Y
School Entry - Vacation	$5.00	$4.64	$0.46	$5.10	2.00%	N
Aquatic Wellness - Adult (16 years and over)	$14.70	$13.64	$1.36	$15.00	2.04%	Y
Aquatic Wellness - Seniors (WA seniors card holders) or concession (health care card)	$12.40	$11.55	$1.15	$12.70	2.42%	Y
Aquatic Wellness - Upgrade Adult	$6.80	$6.36	$0.64	$7.00	2.94%	Y
Aquatic Wellness - Upgrade Senior or Concession	$6.40	$6.00	$0.60	$6.60	3.13%	Y
Aquatic Junior Squad External	$4.30	$4.00	$0.40	$4.40	2.33%	N
Aquatic Senior Squad External	$6.00	$5.55	$0.55	$6.10	1.67%	N
Accreditation Swim	$25.00	$23.18	$2.32	$25.50	2.00%	Y
Scuba Single Entry	$26.80	$24.91	$2.49	$27.40	2.24%	Y

Hire Fees

Carnival Fee (up to 3 hours)	$460.00	$427.27	$42.73	$470.00	2.17%	N
Carnival Fee (additional per hour)	$150.00	$139.09	$13.91	$153.00	2.00%	N
Carnival Electronic Timing Set	$190.00	$172.73	$17.27	$190.00	0.00%	N
Fun nut hire per hour (small)	$5.00	$4.55	$0.45	$5.00	0.00%	N
Fun nut hire per hour (large)	$7.00	$6.36	$0.64	$7.00	0.00%	N
Fun nut hire double	$9.00	$8.18	$0.82	$9.00	0.00%	N
Lane Hire - 50m olympic pool casual hire per hour	$27.70	$25.73	$2.57	$28.30	2.17%	N
Lane Hire - 50m olympic pool regular hire per hour	$22.60	$21.00	$2.10	$23.10	2.21%	N
Lane Hire - 50m olympic pool club hire per hour	$6.70	$6.18	$0.62	$6.80	1.49%	N
Lane Hire - 25m / wave casual hire per hour	$22.10	$20.55	$2.05	$22.60	2.26%	N
Lane Hire - 25m / wave pool regular hire per hour	$16.90	$15.73	$1.57	$17.30	2.37%	N

Name	Year 25/26 Last YR Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Increase %	Veterans' Discount Applicable
Hire Fees [continued]						
Lane Hire - 25m / wave club hire per hour	$6.70	$6.18	$0.62	$6.80	1.49%	N
Aquatic Facility Hire inside or outside per 3 hour minimum (after hours only)	$1,235.00	$1,146.36	$114.64	$1,261.00	2.11%	N
Aquatic Facility Hire inside or outside additional per hour (after hours only)	$665.00	$617.27	$61.73	$679.00	2.11%	N
Shade Shelter Hire - 2 Hours	$70.00	$63.64	$6.36	$70.00	0.00%	N
Lane Hire - Hydrotherapy Pool	$60.00	$55.73	$5.57	$61.30	2.17%	N
Party (up to 10 children, 1 adult spectator per child)	$125.00	$113.64	$11.36	$125.00	0.00%	N
Party (up to 20 children, 1 adult spectator per child)	$175.00	$159.09	$15.91	$175.00	0.00%	N
Party (up to 30 children, 1 adult spectator per child)	$225.00	$204.55	$20.45	$225.00	0.00%	N
Party Additional Children	$12.50	$11.36	$1.14	$12.50	0.00%	N
Party Inflatable Hire (1 hour)	$123.50	$114.55	$11.45	$126.00	2.02%	N
Bus Hire						
For-profit-groups and not-for-profit groups exceeding usage limit as per bus hire terms and conditions						
Booking fee	$50.00	$45.45	$4.55	$50.00	0.00%	N
Bus non-refueling fee	$100.00	$90.91	$9.09	$100.00	0.00%	N
Not-for-profit community groups						
No charge (fee waiver)	$0.00	$0.00	$0.00	$0.00	0.00%	N
Community Centres - Bayswater & Morley						
Activity Fees						
Community Centre Activity Fee 1	$0.00	$2.73	$0.27	$3.00	∞	N
Community Centre Activity Fee 2	$0.00	$5.45	$0.55	$6.00	∞	N
Community Centre Activity Fee 3	$0.00	$9.09	$0.91	$10.00	∞	N
Tea and coffee fee (bingo players only)	$3.00	$2.73	$0.27	$3.00	0.00%	N
Other fees						
Hairdressing service (half day)	$25.00	$22.73	$2.27	$25.00	0.00%	N
Hairdressing service (whole day)	$50.00	$45.45	$4.55	$50.00	0.00%	N
Community Development						
Community Program Fee			Cost Recovery to a maximum of $40.00			N
Community Program Fee 1	$0.00	$4.55	$0.45	$5.00	∞	N
Community Program Fee 2	$0.00	$9.09	$0.91	$10.00	∞	N

Name	Year 25/26 Last YR Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Increase %	Veterans' Discount Applicable
Environmental Health						
Commercial Mosquito Control - Equipment (hourly rate)	$412.50	$386.25	$38.63	$424.88	3.00%	N
Commercial Mosquito Control - Labour (hourly rates)	$82.50	$77.25	$7.73	$84.98	3.01%	N
Environment Health Assessments	$150.00	$136.36	$13.64	$150.00	0.00%	N
Food Business Notification	$77.00	$80.00	$0.00	$80.00	3.90%	N
Inspection Fee - Section 39	$103.00	$105.00	$0.00	$105.00	1.94%	N
Low risk food business	$0.00	$125.00	$0.00	$125.00	∞	N
Public Health Program Participation Fee	$5.00	$4.55	$0.45	$5.00	0.00%	N
Swimming Pool Water Sampling	$50.00	$50.00	$0.00	$50.00	0.00%	N
Coopex	$8.75	$9.18	$0.92	$10.10	15.43%	N
High risk food business	$482.00	$496.45	$0.00	$496.45	3.00%	N
Medium risk food business	$240.00	$247.20	$0.00	$247.20	3.00%	N
Health business enquiry	$72.00	$74.00	$0.00	$74.00	2.78%	N
Food sampling reports	$66.00	$66.00	$0.00	$66.00	0.00%	N
Licence of a morgue	$132.00	$135.00	$0.00	$135.00	2.27%	N
Licence of a lodging house	$132.00	$135.00	$0.00	$135.00	2.27%	N
Fines / prosecutions					Variable	N
Septic tank application fee	$118.00	$118.00	$0.00	$118.00	0.00%	N
Permit to use septic tank system	$118.00	$118.00	$0.00	$118.00	0.00%	N
Septic tank plan copy	$15.50	$15.50	$0.00	$15.50	0.00%	N
Temporary public building, not requiring building licence, accommodating up to 1000 people	$184.50	$190.00	$0.00	$190.00	2.98%	N
Temporary public building, not requiring building licence, accommodating more than 1000 people	$481.75	$495.00	$0.00	$495.00	2.75%	N
Noise management plan fee	$110.00	$113.00	$0.00	$113.00	2.73%	N
Mobile Food Vehicles						
Permit application fee	$54.00	$56.00	$0.00	$56.00	3.70%	N
Permit renewal fee	$33.00	$34.00	$0.00	$34.00	3.03%	N
Three month permit	$261.38	$269.22	$0.00	$269.22	3.00%	N
Six month permit ~	$522.75	$538.43	$0.00	$538.43	3.00%	N
12 month permit	$1,045.50	$1,076.87	$0.00	$1,076.87	3.00%	N
Events						
Community events						
Art award and exhibition						
Art Tour Fee	$30.00	$27.27	$2.73	$30.00	0.00%	N
Festival Sponsor Feature in Official Program	$4,000.00	$3,636.36	$363.64	$4,000.00	0.00%	N
Entry fee of Artwork	$30.00	$27.27	$2.73	$30.00	0.00%	N
Artwork Sale Commission Fee	Cost varies. 15% commssion on sales of artwork for the artists aged 18 and over					N

Name	Year 25/26 Last YR Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Increase %	Veterans' Discount Applicable
Art award and exhibition - youth						
Entry fee of Artwork	$0.00	$0.00	$0.00	$0.00	0.00%	N
Bayswater Business Awards						
Early Bird	$0.00	$136.36	$13.64	$150.00	∞	N
General Admission	$0.00	$177.27	$17.73	$195.00	∞	N
Table of 10	$0.00	$1,545.45	$154.55	$1,700.00	∞	N
Community festivals						
Site fees						
Business Partner Stall	$25.00	$22.73	$2.27	$25.00	0.00%	Y
Casual Hire Site Fee - Full Day of Reserve at Broun Park	$360.00	$343.63	$34.36	$378.00	5.00%	N
Event - Circus Reserve Bond at Broun Park	$10,000.00	$10,000.00	$0.00	$10,000.00	0.00%	N
Event - High Risk Reserve Bond	$2,000.00	$2,000.00	$0.00	$2,000.00	0.00%	N
HighRish Bond - Circus Event						
Event - Low Risk Reserve Bond	$350.00	$350.00	$0.00	$350.00	0.00%	N
Low Risk Bond Fee for Circus Events						
Event - Medium Risk Reserve Bond	$650.00	$650.00	$0.00	$650.00	0.00%	N
Medium Risk Bond - Circus Event						
Event - Very High Risk Reserve Bond	$5,000.00	$5,000.00	$0.00	$5,000.00	0.00%	N
Event Vendor Power 1 x 10 Amp	$15.00	$15.75	$0.00	$15.75	5.00%	Y
Event Vendor Power 1 x 15 Amp	$20.00	$21.00	$0.00	$21.00	5.00%	Y
Event Vendor Power 1 x 3 Phase	$25.00	$26.25	$0.00	$26.25	5.00%	Y
Market stall - non food (above 5 hours) per stall	$30.00	$31.50	$0.00	$31.50	5.00%	Y
Market Stall - Not for Profit Local Association within Bayswater Municipality					Free	Y
Market Vendor - Electrical Compliance	$25.00	$26.25	$0.00	$26.25	5.00%	Y
Food stall at events with expected attendance is less than 500 people					Free	N
Food stall (above 5 hours)	$50.00	$52.50	$0.00	$52.50	5.00%	Y
Food stall (less than 5 hours)	$25.00	$26.25	$0.00	$26.25	5.00%	Y
Market stall - non food (less than 5 hours)	$15.00	$15.00	$0.00	$15.00	0.00%	Y
Market stall - Non food at events with expected attendance less than 500 people					Free	N
Sporting Events						
Professional Sporting Game – General Admission	$30.00	$31.82	$3.18	$35.00	16.67%	N
Professional Sporting Game– Licensed Area	$35.00	$40.91	$4.09	$45.00	28.57%	N

Name	Year 25/26 Last YR Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Increase %	Veterans' Discount Applicable
Library Services						
Lost, damaged, stolen library membership card (per card)	$4.50	$4.50	$0.00	$4.50	0.00%	N
Sale of donated and discarded items	Cost varies. Based on condition of item and demand for subject or genre content.					N
Lost, damaged, stolen City of Bayswater materials (i.e. books, DVDs, talking books, magazines, comics and graphic novels)	Cost varies. Calculated on original cost per item, less annual depreciation. Depreciation is determined using State Library of WA's depreciation schedules.					N
Audio ear buds	$4.00	$3.64	$0.36	$4.00	0.00%	N
Temporary public internet service membership	$3.00	$2.73	$0.27	$3.00	0.00%	N
USB flash drives	$10.00	$13.64	$1.36	$15.00	50.00%	N
Photocopying						
Black and white A4 and A3 (per side)	$0.20	$0.18	$0.02	$0.20	0.00%	N
Colour A4 and A3 (per side)	$1.00	$0.91	$0.09	$1.00	0.00%	N
Printing from public PCs						
Black and white A4 (per side)	$0.20	$0.18	$0.02	$0.20	0.00%	N
Colour A4 (per side)	$1.00	$0.91	$0.09	$1.00	0.00%	N
Morley Sport & Recreation Centre						
Hire Fees						
Mangini Room per day	$450.00	$417.73	$41.77	$459.50	2.11%	N
Mangini Room per hour	$60.00	$55.73	$5.57	$61.30	2.17%	N
Welling Room Hire - WAFES	$73.80	$68.45	$6.85	$75.30	2.03%	N
Wellington Room per day	$1,250.00	$1,160.00	$116.00	$1,276.00	2.08%	N
Wellington Room per hour	$167.00	$155.00	$15.50	$170.50	2.10%	N
Planning and Subdivision						
Development						
Deemed-to-Comply Clause 61A Check	$295.00	$295.00	$0.00	$295.00	0.00%	N
Not more than $50,000 ^	$147.00	$147.00	$0.00	$147.00	0.00%	N
More than $50,000 but not more than $500,000 ^	0.32% of the estimated cost of development					N
More than $500,000 but not more than $2.5 million ^	$1,700 + 0.257% for every $1 in excess of $500,000					N
More than $2.5 million but not more than $5 million ^	$7,161 + 0.206% for every $1 in excess of $2.5 million					N
More than $5 million but not more than $21.5 million ^	$12,633 + 0.123% for every $1 in excess of $5 million					N
More than $21.5 million ^	$34,196.00	$34,196.00	$0.00	$34,196.00	0.00%	N
Where the development has commenced or been carried out ^	The fee based on estimated cost plus, by way of penalty, twice that fee					N
Extractive industry ^	$739.00	$739.00	$0.00	$739.00	0.00%	N

Name	Year 25/26 Last YR Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Increase %	Veterans' Discount Applicable
Development [continued]						
Extractive industry (where development has commenced or been carried out) ^	$2,217.00	$2,217.00	$0.00	$2,217.00	0.00%	N
Amend or cancel development approval ^	$295.00	$295.00	$0.00	$295.00	0.00%	N
Change of Use						
Change of use ~	$295.00	$295.00	$0.00	$295.00	0.00%	N
Change of use where the development has commenced or been carried out ~	The fee for change of use plus, by way of penalty, twice that fee					N
Home Business						
Initial Application for approval where the Home Business has not commenced	$222.00	$222.00	$0.00	$222.00	0.00%	N
Initial Application for approval where the Home Business has commenced	The fee for change of use plus, by way of penalty, twice that fee					N
Renewal for approval of Home Business where the business has commenced	$73.00	$73.00	$0.00	$73.00	0.00%	N
Renewal for approval of Home Business where the application has expired	The fee for change of use plus, by way of penalty, twice that fee					N
Subdivision Clearance (Freehold and Survey-strata)						
Not more than 5 lots	$73 per lot					N
More than 5 lots but not more than 195 lots	$73 per lot for the first 5 lots and then $35 per lot					N
More than 195 lots	$7,393.00	$7,393.00	$0.00	$7,393.00	0.00%	N
Subdivision clearance reinspection	$60.00	$60.00	$0.00	$60.00	0.00%	N
Strata Subdivision (Form 15A)						
1 to 5 lots	$656 plus $65 for each lot					N
6 to 100 lots	$981 (being the fee payable for the first 5 lots) plus $43.50 for each other lot					N
101 or more lots	$5,113.50					N
Cash-in-lieu of Car Parking						
Bayswater Town Centre (per bay)	$3,000.00	$3,000.00	$0.00	$3,000.00	0.00%	N
Maylands Activity Centre (per bay)	$3,000.00	$3,000.00	$0.00	$3,000.00	0.00%	N
Morley Activity Centre (per bay)	$3,000.00	$3,000.00	$0.00	$3,000.00	0.00%	N
Other areas	Cost of providing on-street car parking and associated landscaping and street trees in immediate vicinity					N
Development Assessment Panel						
Less than $2 million	$5,475.00	$5,612.00	$0.00	$5,612.00	2.50%	N
Not less than $2 million and less than $7 million	$6,322.00	$6,480.00	$0.00	$6,480.00	2.50%	N

Name	Year 25/26 Last YR Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Increase %	Veterans' Discount Applicable
Development Assessment Panel [continued]						
Not less than $7 million and less than $10 million	$9,760.00	$10,004.00	$0.00	$10,004.00	2.50%	N
Not less than $10 million and less than $12.5 million	$10,620.00	$10,886.00	$0.00	$10,886.00	2.50%	N
Not less than $12.5 million and less than $15 million	$10,922.00	$11,195.00	$0.00	$11,195.00	2.50%	N
Not less than $15 million and less than $17.5 million	$11,226.00	$11,507.00	$0.00	$11,507.00	2.50%	N
Not less than $17.5 million and less than $20 million	$11,530.00	$11,818.00	$0.00	$11,818.00	2.50%	N
Not less than $20 million and less than $50 million	$11,833.00	$12,129.00	$0.00	$12,129.00	2.50%	N
Not less than $50 million	$17,097.00	$17,524.00	$0.00	$17,524.00	2.50%	N
Amend or cancel development approval by the Development Assessment Panel	$271.00	$278.00	$0.00	$278.00	2.58%	N
Design Review Panel						
Design Review Panel application fee (one panel member) ^	$500.00	$500.00	$0.00	$500.00	0.00%	N
Design Review Panel application fee (full panel) ^	$2,500.00	$2,500.00	$0.00	$2,500.00	0.00%	N
Design Review Panel sitting fee (chairperson)	$700.00	$750.00	$0.00	$750.00	7.14%	N
Design Review Panel sitting fee (member)	$425.00	$500.00	$0.00	$500.00	17.65%	N
Other fees and charges						
Development approval search ~	$55.00	$55.00	$0.00	$55.00	0.00%	N
Advertising an application or matters relating to an application ~	Advertising involving more than 10 letters: $2.70 per letter					N
Zoning certificate	$73.00	$73.00	$0.00	$73.00	0.00%	N
Property settlement questionnaire	$73.00	$73.00	$0.00	$73.00	0.00%	N
Written planning advice	$73.00	$66.36	$6.64	$73.00	0.00%	N
Scheme amendments, structure plans, activity centre plans and local development plans (and modifications thereof) where documentation is prepared by applicant	Deposit payable on lodgement: $3,000.00 Total estimated fees are calculated in accordance with the Planning and Development Regulations 2009 and are to be paid prior to advertising. Hourly rates will be calculated based on the following: Director: $88.00; Manager/Coordinator/Senior Planner: $66.00; Planning officer: $36.86; Other officers: $36.86; Business Development Officer: $30.20					N
Scheme text	$41.50	$42.75	$0.00	$42.75	3.01%	N
Local Heritage Survey	$39.00	$40.20	$0.00	$40.20	3.08%	N
Ranger Services						
Fines and penalties enforcement fees						
Fee for withdrawal of infringement (permits / ACROD - repeat offenders)	$35.00	$35.00	$0.00	$35.00	0.00%	N

Name	Year 25/26 Last YR Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Increase %	Veterans' Discount Applicable
Fines and penalties enforcement fees [continued]						
Withdrawal after 28 days (before FER)	$35.00	$35.00	$0.00	$35.00	0.00%	N
Withdrawal (once with FER)	$108.50	$112.00	$0.00	$112.00	3.23%	N
Abandoned vehicle fees						
Administration fee	$20.00	$20.00	$0.00	$20.00	0.00%	N
Storage fee (Daily fee up to a maximum of 90 days)		Fee set by towage company as part of agreement with City. As per Invoice received from towing company, includes GST				N
Vehicle Towing fee		Fee set by towage company as part of agreement with City. As per Invoice received from towing company, includes GST				N
Cat licence fees						
Annual application for approval or renewal of approval to breed cats (per cat)	$100.00	$100.00	$0.00	$100.00	0.00%	N
Micro-chipped and sterilised						
50% of fee payable for pensioners						
One year	$20.00	$20.00	$0.00	$20.00	0.00%	N
Three years	$42.50	$42.50	$0.00	$42.50	0.00%	N
Lifetime	$100.00	$100.00	$0.00	$100.00	0.00%	N
Cat poundage fees						
Cat Trap Hire Fee	$0.00	$45.45	$4.55	$50.00	∞	N
Cat surrender fee	$200.00	$200.00	$0.00	$200.00	0.00%	N
Cat trap delivery fee	$120.00	$109.09	$10.91	$120.00	0.00%	N
Cat trap collection fee (rescheduling / no show)	$120.00	$109.09	$10.91	$120.00	0.00%	N
Damages to cat trap fee	$250.00	$227.27	$22.73	$250.00	0.00%	N
Public poundage						
Registered cats impound fee		Fee set by Cat Haven as part of agreement with City. As per Invoice received, includes GST				N
Unregistered cats impound fee		Fee set by Cat Haven as part of agreement with City. As per Invoice received, includes GST				N
Daily keep - sustenance		Fee set by Cat Haven as part of agreement with City. As per Invoice received, includes GST				N
Commercial filming fees						
Permit application Fee	$54.00	$54.00	$0.00	$54.00	0.00%	N
Per day	$12.50	$12.50	$0.00	$12.50	0.00%	N
Per 3 Months	$255.00	$255.00	$0.00	$255.00	0.00%	N
Dog licence fees						
Micro-chipped and sterilised						
50% of fee payable for pensioners						

Name	Year 25/26 Last YR Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Increase %	Veterans' Discount Applicable
Micro-chipped and sterilised [continued]						
One year - Dangerous Dog	$0.00	$50.00	$0.00	$50.00	∞	N
One year	$20.00	$20.00	$0.00	$20.00	0.00%	N
Three years	$42.50	$42.50	$0.00	$42.50	0.00%	N
Lifetime	$100.00	$100.00	$0.00	$100.00	0.00%	N
Micro-chipped and unsterilised						
50% of fee payable for pensioners						
One year - Dangerous Dog	$0.00	$50.00	$0.00	$50.00	∞	N
One year	$50.00	$50.00	$0.00	$50.00	0.00%	N
Three years	$120.00	$120.00	$0.00	$120.00	0.00%	N
Lifetime	$250.00	$250.00	$0.00	$250.00	0.00%	N
Dog poundage fees						
Dog surrender fee	$160.00	$160.00	$0.00	$160.00	0.00%	N
Inspection fee - declaring a dog dangerous	$130.00	$130.00	$0.00	$130.00	0.00%	N
Annual inspection fee - after dog is declared dangerous	$100.00	$100.00	$0.00	$100.00	0.00%	N
Public poundage						
Registered dogs impound fee	$105.00	$105.00	$0.00	$105.00	0.00%	N
Unregistered dogs impound fee	$160.00	$160.00	$0.00	$160.00	0.00%	N
Daily keep - sustenance	$25.00	$25.00	$0.00	$25.00	0.00%	N
Other animals (excepting cats)	$120.00	$120.00	$0.00	$120.00	0.00%	N
Kennel establishment						
Application for more than 2 dogs	$136.00	$136.00	$0.00	$136.00	0.00%	N
Application for more than 3 cats	$136.00	$136.00	$0.00	$136.00	0.00%	N
Kennel licence fee	$296.00	$296.00	$0.00	$296.00	0.00%	N
Transfer of kennel licence	$95.00	$95.00	$0.00	$95.00	0.00%	N
Parking						
Parking permit fee	$86.00	$86.00	$0.00	$86.00	0.00%	N
Parking permit replacement (lost permits)	$25.00	$25.00	$0.00	$25.00	0.00%	N
Additional parking permit fee (if approved)	$86.00	$86.00	$0.00	$86.00	0.00%	N
Other fees and charges						
Microchipping	$45.00	$45.00	$0.00	$45.00	0.00%	N
Release of impounded goods (non animal)	$114.00	$114.00	$0.00	$114.00	0.00%	N
Release of Impounded Shopping Trolley fee	$114.00	$114.00	$0.00	$114.00	0.00%	N
Fire break installation		As per invoice received from contractor, plus GST				N

Name	Year 25/26 Last YR Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Increase %	Veterans' Discount Applicable
Other fees and charges [continued]						
Dangerous dog products				As per supplier invoice. **Last year fee** As per City agreement with contractor.		N
Signs						
Prohibited verge and private parking signs including installation (per sign)	$270.00	$245.45	$24.55	$270.00	0.00%	N
Signs maintenance costs borne by						
Residential signage		As per invoice received from signage company, plus GST				N
Less than 50 parking bays		As per invoice received from signage company, plus GST				N
50 or more parking bays		City and applicant on 50 / 50 basis				N
Stallholders & traders						
(Local community groups can apply for exemption)						
Permit application fee	$53.00	$53.00	$0.00	$53.00	0.00%	N
Permit Renewal Fee	$31.00	$31.00	$0.00	$31.00	0.00%	N
Additional charges						
Per day	$12.50	$12.50	$0.00	$12.50	0.00%	N
Per week	$0.00	$0.00	$0.00	$0.00	0.00%	N
Per month	$0.00	$0.00	$0.00	$0.00	0.00%	N
12 Month Permit	$1,020.00	$1,020.00	$0.00	$1,020.00	0.00%	N
Six Month Permit	$510.00	$510.00	$0.00	$510.00	0.00%	N
Three Month Permit	$255.00	$255.00	$0.00	$255.00	0.00%	N
Recreation						
Fitness activity hire						
Fitness instructor hire 1 hour	$87.50	$81.82	$8.18	$90.00	2.86%	N
Hire Fees						
Area activation event hire						N
Changeroom Facility Use	$2.20	$2.00	$0.20	$2.20	0.00%	N
Community use discount (does not apply on public holidays)					30%	N
Fundraiser discount (does not apply on public holidays)					40%	N
Staff Hire per hour - Public Holiday surcharge					150%	N
Staff Hire per hour - Saturday (Before/ after 6) surcharge					50%	N
Staff Hire per hour - Sunday (Before/ after 6) surcharge					75%	N
Staff Hire per hour - Weekday evening surcharge					15%	N
Staff Hire - General	$56.80	$53.18	$5.32	$58.50	2.99%	N

Name	Year 25/26 Last YR Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Increase %	Veterans' Discount Applicable
Hire Fees [continued]						
Staff Hire - Supervisor	$67.00	$62.73	$6.27	$69.00	2.99%	N
Lockers - 1 hour	$2.50	$2.36	$0.24	$2.60	4.00%	N
Lockers - 2 hours	$3.50	$3.27	$0.33	$3.60	2.86%	N
Lockers - 4 hours	$4.50	$4.18	$0.42	$4.60	2.22%	N
Lockers - 6 hours	$5.50	$5.09	$0.51	$5.60	1.82%	N
Pool Inflatable (including staff)	$195.00	$180.91	$18.09	$199.00	2.05%	N
Training room / mezzaine room hire per hour	$60.00	$55.73	$5.57	$61.30	2.17%	N
Security Bond	$60.00	$55.73	$5.57	$61.30	2.17%	N
Fitness Room Hire	$75.00	$69.64	$6.96	$76.60	2.13%	N
Security Bond - Minor Event	$250.00	$227.27	$22.73	$250.00	0.00%	N
Setup or Pack Down Fee - small functions	$95.00	$88.18	$8.82	$97.00	2.11%	N
Setup or Pack Down Fee - large functions	$165.00	$153.18	$15.32	$168.50	2.12%	N
Additional charges subject to Manager Approval					Variable	N
Small meeting room - commercial & public holiday rate per hour	$33.00	$30.64	$3.06	$33.70	2.12%	N
Security Bond - Moderate Event	$500.00	$500.00	$0.00	$500.00	0.00%	N
Security Bond - Major Event	$1,000.00	$1,000.00	$0.00	$1,000.00	0.00%	N
Small Stage	$236.10	$219.18	$21.92	$241.10	2.12%	N
Medium Stage	$349.00	$323.82	$32.38	$356.20	2.06%	N
Large Stage	$564.60	$524.09	$52.41	$576.50	2.11%	N
Dance Floor	$100.00	$92.82	$9.28	$102.10	2.10%	N
Cleaning - Half Room	$240.00	$222.73	$22.27	$245.00	2.08%	N
Cleaning - Full Room	$360.00	$334.18	$33.42	$367.60	2.11%	N
Cleaning - Kitchen	$240.00	$222.73	$22.27	$245.00	2.08%	N
Free Stage Hire						N
Free Stage Upgrade						N
Ground / 1st floor lobby or balcony - rate per hour	$90.00	$83.55	$8.35	$91.90	2.11%	N
Amphitheatre - commercial rate per hour	$50.00	$46.45	$4.65	$51.10	2.20%	N
Creche & Green Room Hourly Hire Rate	$50.00	$46.45	$4.65	$51.10	2.20%	N
Cleaning Fee (per hour)	$136.20	$126.45	$12.65	$139.10	2.13%	N
Membership fees						
3 month up front platinum - Insurance clients	$357.60	$331.82	$33.18	$365.00	2.07%	Y
FIFO Platinum Discount					50%	Y
Fitness Access - 12 Months	$914.40	$849.09	$84.91	$934.00	2.14%	Y
Fitness Access - Direct Debit (ongoing)	$76.20	$70.91	$7.09	$78.00	2.36%	Y
Suspension and Transfers	$15.00	$13.64	$1.36	$15.00	0.00%	Y
Access RFID Replacement	$6.00	$5.45	$0.55	$6.00	0.00%	Y
Single Access - 12 Months	$825.00	$750.00	$75.00	$825.00	0.00%	Y
Single Access - Direct Debit	$68.75	$62.73	$6.27	$69.00	0.36%	Y

Name	Year 25/26 Last YR Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Increase %	Veterans' Discount Applicable
Membership fees [continued]						
1 month	$221.00	$205.09	$20.51	$225.60	2.08%	Y
3 months	$510.00	$473.36	$47.34	$520.70	2.10%	Y
Platinum Access - 12 Months	$1,034.40	$960.00	$96.00	$1,056.00	2.09%	Y
Platinum Access - Direct Debit	$86.20	$80.00	$8.00	$88.00	2.09%	Y
Platinum Access Family - 12 Months	$2,502.00	$2,321.82	$232.18	$2,554.00	2.08%	Y
Family Platinum Direct debit (ongoing)	$208.50	$193.64	$19.36	$213.00	2.16%	Y
Additional child - 12 months	$523.20	$485.55	$48.55	$534.10	2.08%	Y
Additional Child - Direct debit (ongoing)	$43.60	$40.45	$4.05	$44.50	2.06%	Y
Aquatic Junior Squad External - 12 Months	$450.00	$417.73	$41.77	$459.50	2.11%	N
Aquatic Junior Squad External - Direct Debit	$37.50	$35.00	$3.50	$38.50	2.67%	N
Personal training						
10 x 45 minute session - one on one	$651.00	$591.82	$59.18	$651.00	0.00%	Y
45 minute session - one on one	$68.50	$64.73	$6.47	$71.20	3.94%	Y
5 x 45 minute session - one on one	$335.00	$309.09	$30.91	$340.00	1.49%	Y
30 minute sessions	$58.50	$54.27	$5.43	$59.70	2.05%	Y
5 x 30 minute sessions	$275.00	$259.09	$25.91	$285.00	3.64%	Y
10 x 30 minute sessions	$525.00	$495.45	$49.55	$545.00	3.81%	Y
60 minute session - one on one	$80.00	$74.27	$7.43	$81.70	2.13%	Y
5 x 60 minute session - one on one	$370.00	$343.45	$34.35	$377.80	2.11%	Y
10 x 60 minute session - one on one	$688.00	$638.55	$63.85	$702.40	2.09%	Y
Program & Activity Fees - Childcare						
Creche - 1 Hour	$5.20	$4.82	$0.48	$5.30	1.92%	Y
Creche - 1.5 Hours	$6.70	$6.18	$0.62	$6.80	1.49%	Y
Creche - 2 Hours	$7.70	$7.18	$0.72	$7.90	2.60%	Y
Program & Activity Fees - Fitness						
Health Club Disability Access	$5.30	$4.91	$0.49	$5.40	1.89%	Y
Strength for Life Appraisal	$65.00	$68.18	$6.82	$75.00	15.38%	Y
Strength for Life Class	$7.50	$7.73	$0.77	$8.50	13.33%	Y
Health club casual workout	$22.70	$21.09	$2.11	$23.20	2.20%	Y
Casual day rate	$34.00	$31.55	$3.15	$34.70	2.06%	Y
Silver Sneakers / Dance Fit Exercise Class	$12.30	$11.36	$1.14	$12.50	1.63%	Y
Group fitness classes - 30 minutes	$11.80	$10.91	$1.09	$12.00	1.69%	Y
Group fitness classes - 45-60 minutes	$19.50	$18.09	$1.81	$19.90	2.05%	Y
Group fitness classes - 90 minutes	$29.40	$27.27	$2.73	$30.00	2.04%	Y
Aquanauts (WA seniors card holder)	$12.30	$11.36	$1.14	$12.50	1.63%	Y
Fitness appraisal, fitness program or body scan (non member)	$35.00	$31.82	$3.18	$35.00	0.00%	Y

Name	Year 25/26 Last YR Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Increase %	Veterans' Discount Applicable
Program & Activity Fees - Stadium						
Daytime pickleball session	$10.30	$10.91	$1.09	$12.00	16.50%	N
East Perth Basketball Association - NBL1 Games	$620.00	$575.45	$57.55	$633.00	2.10%	N
East Perth Basketball Association - Per Court - Per Hour	$37.00	$34.36	$3.44	$37.80	2.16%	N
Evening pickleball session	$12.90	$13.64	$1.36	$15.00	16.28%	N
Junior term program fee per hour	$16.80	$15.64	$1.56	$17.20	2.38%	N
Pickleball tournament	$41.20	$38.27	$3.83	$42.10	2.18%	N
School holiday program fee per hour	$10.50	$9.73	$0.97	$10.70	1.90%	N
Multiple Court Rate per Court	$57.00	$52.91	$5.29	$58.20	2.11%	N
Single court per hour	$58.30	$54.09	$5.41	$59.50	2.06%	N
Half court per hour	$37.00	$34.36	$3.44	$37.80	2.16%	N
Half court junior per hour	$26.50	$24.55	$2.45	$27.00	1.89%	N
Multiple Court Rate Per Court - Junior	$40.70	$37.82	$3.78	$41.60	2.21%	N
Single court junior per hour	$42.40	$39.36	$3.94	$43.30	2.12%	N
Volleyball training court per hour	$42.40	$39.36	$3.94	$43.30	2.12%	N
Badminton court / table tennis / pickleball per hour	$23.30	$21.64	$2.16	$23.80	2.15%	N
Badminton / table tennis / pickleball equipment hire fee (4 rackets and 1 shuttlecock)	$5.70	$5.27	$0.53	$5.80	1.75%	N
Casual admission - per person	$6.90	$6.36	$0.64	$7.00	1.45%	Y
Game fee - Basketball & Futsal	$70.00	$65.45	$6.55	$72.00	2.86%	N
Game fee - Netball	$75.00	$70.00	$7.00	$77.00	2.67%	N
Daytime senior sports team fee per game	$60.00	$54.55	$5.45	$60.00	0.00%	N
Team forfeit bond					As game fee	N
Team forfeit fine					As game fee	N
New team registration fee	$50.00	$46.36	$4.64	$51.00	2.00%	N
Early bird discounts - 10%					Variable	Y
First game fee	$0.00	$0.00	$0.00	$0.00	0.00%	Y
Program & Activity Fees - Swim School						
School Lesson per Child	$7.00	$7.10	$0.00	$7.10	1.43%	N
Swim School Lesson Fee - 45 min program	$22.50	$23.00	$0.00	$23.00	2.22%	N
Swim School Lesson Fee per 30 minute class	$18.30	$18.70	$0.00	$18.70	2.19%	Y
Swim School Holiday Program per 30 minute class	$15.00	$15.30	$0.00	$15.30	2.00%	Y
Swim School Adults	$22.50	$23.00	$0.00	$23.00	2.22%	Y
Swim School Additional Needs	$26.30	$26.90	$0.00	$26.90	2.28%	Y
Swim School Private Lesson	$58.90	$60.00	$0.00	$60.00	1.87%	Y
Swim School Lifesaving Award					Variable	Y
Swim School Lesson Fee - 16 weeks Government Agency Group	$340.00	$347.00	$0.00	$347.00	2.06%	N
Swim School Lesson Fee - 16 weeks Government Agency Group - Additional Needs	$430.00	$439.00	$0.00	$439.00	2.09%	N

Name	Year 25/26 Last YR Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Increase %	Veterans' Discount Applicable
Program & Activity Fees - Swim School [continued]						
Swim School Lesson Fee - 16 weeks Government Agency Group - Private	$908.00	$927.00	$0.00	$927.00	2.09%	N
Swim School Junior Squad - Direct Debit	$14.30	$13.27	$1.33	$14.60	2.10%	N
Promotions & Discounts						
30 Days for $30.00	$0.00	$27.27	$2.73	$30.00	∞	N
5^ to 15% discount promotion on memberships (subject to Manager approval)					Variable	N
City of Bayswater Employee Membership					Free	N
Concession and student membership discount					15%	Y
Hire Fee Manager Approved					Variable	N
Platinum Trial - 1 Month	$99.00	$90.00	$9.00	$99.00	0.00%	Y
Program Fee Manager Approved					Variable	N
Additional Family Member Program Enrolment Discount					5%	Y
Free Lesson	$0.00	$0.00	$0.00	$0.00	0.00%	Y
Swim School Parent 14 Day Platinum Access	$0.00	$0.00	$0.00	$0.00	0.00%	Y
Swim School Multiple Lesson					10% Discount	Y
Party Promotion					10% discount	N
2 for 1 entry					Variable	Y
Platinum Access - 3 Days	$0.00	$0.00	$0.00	$0.00	0.00%	Y
Join Fee - $0	$0.00	$0.00	$0.00	$0.00	0.00%	Y
Turn back time					Variable	Y
Platinum Access - 1 Month Free	$0.00	$0.00	$0.00	$0.00	0.00%	Y
Personal Training - 2 Sessions	$0.00	$0.00	$0.00	$0.00	0.00%	Y
Personal Training - 3 Sessions	$99.00	$90.00	$9.00	$99.00	0.00%	Y
Group Fitness - Free Session	$0.00	$0.00	$0.00	$0.00	0.00%	Y
Aquatic Spa/Sauna Upgrade - Free					Variable	Y
Aquatic Family Swim - $10	$10.00	$9.09	$0.91	$10.00	0.00%	Y
Party Free Cake	$0.00	$0.00	$0.00	$0.00	0.00%	Y
Purchase 10 casual sessions and get one visit free					Variable	Y
Aquatic Family Swim - Half Price	$11.80	$10.91	$1.09	$12.00	1.69%	Y

Recreation Services

Bayswater Community Centre hire fees

Program for older adults room hire waiver - not for profit

Dining room and kitchen

Commercial rate per hour	$24.30	$22.55	$2.25	$24.80	2.06%	N

Name	Year 25/26 Last YR Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Increase %	Veterans' Discount Applicable
Main hall and kitchen						
Commercial rate per hour	$41.30	$38.36	$3.84	$42.20	2.18%	N
Full facility						
Commercial rate per hour	$48.70	$45.18	$4.52	$49.70	2.05%	N

Drill Hall hire fees

Meeting room

Commercial rate per hour	$33.90	$31.45	$3.15	$34.60	2.06%	N
Peak rate (per hour, Friday & Saturday nights after 6:00 PM)	$52.00	$48.27	$4.83	$53.10	2.12%	N
Country Womens Association (CWA) - Bayswater branch per hour	$10.30	$9.55	$0.95	$10.50	1.94%	N
No charge						N

Main hall

Commercial rate per hour	$58.20	$54.00	$5.40	$59.40	2.06%	N
Peak rate (per hour, Friday & Saturday nights after 6:00 PM)	$84.70	$78.64	$7.86	$86.50	2.13%	N
No charge						N

Les Hansman hire fees

Mezzanine room

Commercial rate per hour	$33.80	$31.36	$3.14	$34.50	2.07%	N
Campania association monthly fee	$195.80	$181.73	$18.17	$199.90	2.09%	N

Morley Community Centre hire fees

Program for older adults room hire waiver - not for profit

Main hall and kitchen

Commercial rate per hour	$42.40	$38.36	$3.84	$42.20	-0.47%	N

Harry Hall activity room

Commercial rate per hour	$42.40	$38.36	$3.84	$42.20	-0.47%	N

Full facility

Commercial rate per hour	$48.70	$45.18	$4.52	$49.70	2.05%	N

Reserve hire fees

Active reserves (sport)

Home fixtures

Charged per season, per team including interchange players (subs), up to a maximum of 15 fixtures

Seniors (18 years +)

Baseball / Softball	$493.00	$457.64	$45.76	$503.40	2.11%	N

Name	Year 25/26 Last YR Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Increase %	Veterans' Discount Applicable
Seniors (18 years +) *[continued]*						
Cricket	$493.00	$457.64	$45.76	$503.40	2.11%	N
Football (AFL)	$652.00	$605.18	$60.52	$665.70	2.10%	N
Football (Gaelic)	$584.00	$542.09	$54.21	$596.30	2.11%	N
Lacrosse	$493.00	$457.64	$45.76	$503.40	2.11%	N
Rugby (Union)	$584.00	$542.09	$54.21	$596.30	2.11%	N
Soccer	$584.00	$542.09	$54.21	$596.30	2.11%	N
Other team sports	$493.00	$457.64	$45.76	$503.40	2.11%	N
Additional match play - including pre and post season scratch matches and social games (per game, per club) - half day up to four hours	$112.00	$104.00	$10.40	$114.40	2.14%	N
Juniors - applicable to all reserves						
City of Bayswater based clubs					Free	N
(Subject to the requirements / conditions of Council policy)						
Non-City of Bayswater based schools / clubs					50% off senior rate	N
Enclosed grounds						
Frank Drago / Wotton Reserve	$512.50	$475.73	$47.57	$523.30	2.11%	N
Per day when gate fees are charged						
Turf reinstatement fee	$567.50	$526.73	$52.67	$579.40	2.10%	N
Turf cricket wickets						
WACA country week cricket (per day)	$275.30	$255.55	$25.55	$281.10	2.11%	N
WACA country week cricket synthetic wicket (per day)	$116.50	$108.09	$10.81	$118.90	2.06%	N
Tennis courts						
Day rate applies to bookings prior to 6.00 PM, night rate applies to bookings from 6.00 PM to 10.00 PM						
Public use only tennis courts - Crimea, Whatley, Hampton & Houghton					Free	N
Annual user licence fee (Noranda etc)	$2,090.00	$1,939.91	$193.99	$2,133.90	2.10%	N
Home ground training						
Flood lighting fee per 1500W light per hour	$0.80	$0.73	$0.07	$0.80	0.00%	N
Flood lighting fee per 2000W light per hour	$1.10	$1.00	$0.10	$1.10	0.00%	N
City of Bayswater clubs - seasonal training (per night, per club)	$26.50	$24.64	$2.46	$27.10	2.26%	N
City of Bayswater clubs - out of season club training (per night, per club)	$50.70	$47.09	$4.71	$51.80	2.17%	N
Non City of Bayswater clubs - training (per night, per club)	$50.70	$47.09	$4.71	$51.80	2.17%	N

Name	Year 25/26 Last YR Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Increase %	Veterans' Discount Applicable
Other reserve hire rates						
Personal Trainer 12 month permit	$1,223.00	$1,135.18	$113.52	$1,248.70	2.10%	N
Personal Trainer 6 month permit	$667.00	$619.09	$61.91	$681.00	2.10%	N
Personal Trainer Permit Application fee	$0.00	$0.00	$0.00	$0.00	0.00%	N
Casual hire - full day	$309.00	$286.82	$28.68	$315.50	2.10%	N
Casual hire - half day	$183.00	$169.82	$16.98	$186.80	2.08%	N
Field sports commercial coaching per hour	$58.20	$54.00	$5.40	$59.40	2.06%	N
Personal trainer or tennis coach (up to 3 hours max)	$31.70	$29.45	$2.95	$32.40	2.21%	N
Dog obedience classes per hour (limited reserve use)	$36.00	$33.45	$3.35	$36.80	2.22%	N

All hall hire fees

Fee for issuing building / landscapers access permit	$250.00	$250.00	$0.00	$250.00	0.00%	N
Key bond	$200.00	$200.00	$0.00	$200.00	0.00%	N
Ceremony Fee	$123.90	$120.00	$0.00	$120.00	-3.15%	N
Facility bond	$350.00	$350.00	$0.00	$350.00	0.00%	N
Casual bond					$350.00 - $2,000.00	N
No charge	$0.00	$0.00	$0.00	$0.00	0.00%	N
Additional keys cutting	$44.50	$41.27	$4.13	$45.40	2.02%	N

Statutory Building

Fees applicable as prescribed by the Building Act 2011.

Smoke alarm inspection	$179.40	$197.00	$0.00	$197.00	9.81%	N
Building Surveying Services Fee - Building Surveying services such as issuing a certificate of construction, certificate of building compliance or bushfire attack level one assessments.	$75.00 per hour with minimum charge $112.50 for first 1.5 hours					N
CTF (collection only)					0.20%	N
Residential plans - includes photocopy charge ~	$86.10	$88.68	$0.00	$88.68	3.00%	N
Residential strata plans - plus photocopy charge ~	$84.00	$88.68	$0.00	$88.68	5.57%	N
Commercial / industrial plans - plus photocopy charge ~	$135.00	$139.05	$0.00	$139.05	3.00%	N
For the issue of a licence for the deposit of materials on, or excavation of a street ^	$1 per month or part of a month for each m² of the area of the street enclosed by any hoarding or fence					N
Electric or razor wire fence	$50.00	$50.00	$0.00	$50.00	0.00%	N

Application for a demolition permit

For demolition work in respect of a class 1 or class 10 building or incidental structure	$110.00	$121.00	$0.00	$121.00	10.00%	N

Name	Year 25/26 Last YR Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Increase %	Veterans' Discount Applicable
Application for a demolition permit [continued]						
For demolition work in respect of a class 2 to class 9 building or incidental structure				$121.00 for each storey of the building **Last year fee** $110.00 for each storey of the building		N
Application for occupancy permits, building approval certificates						
Application for occupancy permit for a completed building	$110.00	$121.00	$0.00	$121.00	10.00%	N
Application for a temporary occupancy permit for an incomplete building	$110.00	$121.00	$0.00	$121.00	10.00%	N
Application for modification of an occupancy permit for additional use of a building on a temporary basis	$110.00	$121.00	$0.00	$121.00	10.00%	N
Application for a replacement occupancy permit for permanent change of the building's use, classification	$110.00	$121.00	$0.00	$121.00	10.00%	N
Application for an occupancy permit or building approval certificate for registration of strata scheme, plan of re-subdivision					$121.00 **Last year fee** $110.00	N
Application for an occupancy permit for a building in respect of which unauthorised work has been done				0.18% of the estimated value of the unauthorised work as determined by the relevant permit authority, but not less than $121.00 **Last year fee** 0.18% of the estimated value of the unauthorised work as determined by the relevant permit authority, but not less than $110.00		N
Application for a building approval certificate for a building in respect of which unauthorised work has been done				0.38% of the estimated value of the unauthorised work as determined by the relevant permit authority, but not less than $121.00 **Last year fee** 0.38% of the estimated value of the unauthorised work as determined by the relevant permit authority, but not less than $110.00		N
Application to replace an occupancy permit for an existing building	$110.00	$121.00	$0.00	$121.00	10.00%	N
Application for a building approval certificate for an existing building where unauthorised work has not been done	$110.00	$121.00	$0.00	$121.00	10.00%	N
Application to extend the time which an occupancy permit of building approval certificate has effect	$110.00	$121.00	$0.00	$121.00	10.00%	N
Non-application, modification, of building standard	$2,160.15	$2,160.15	$0.00	$2,160.15	0.00%	N
Occupancy permit reinspection fee	$400.00	$400.00	$0.00	$400.00	0.00%	N
Application to extend building or demolition permit						
For the extension of time to which a building or demolition permit has effect	$110.00	$121.00	$0.00	$121.00	10.00%	N
Building service levy (collection only) $45,000 or less						
Building permit	$61.65	$61.65	$0.00	$61.65	0.00%	N
Demolition permit	$61.65	$61.65	$0.00	$61.65	0.00%	N

Name	Year 25/26 Last YR Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Increase %	Veterans' Discount Applicable
Building service levy (collection only) $45,000 or less [continued]						
Occupancy permit for approved building work	$61.65	$61.65	$0.00	$61.65	0.00%	N
Building approval certificate for approved building work	$61.65	$61.65	$0.00	$61.65	0.00%	N
Occupancy permit for unauthorised building work	$123.30	$123.30	$0.00	$123.30	0.00%	N
Buidling approval certificate for unauthorised building work	$123.30	$123.30	$0.00	$123.30	0.00%	N
Building service levy (collection only) over $45,000						
Building permit				0.137% of work value		N
Demolition permit				0.137% of work value		N
Occupancy permit for approved building work	$61.65	$61.65	$0.00	$61.65	0.00%	N
Building approval certificate for approved building work	$61.65	$61.65	$0.00	$61.65	0.00%	N
Occupancy permit for unauthorised building work	0.274% of the estimated value of the unauthorised work as determined by the relevant permit authority, but not less than $123.30					N
Building approval certificate for unauthorised building work	0.274% of the estimated value of the unauthorised work as determined by the relevant permit authority, but not less than $123.30					N
Certified application for a building permit						
Domestic development	0.19% of the estimated value of the building work but not less than $121.00 **Last year fee** 0.19% of the estimated value of the building work but not less than $110.00					N
For building work for a Class 1 or Class 10 building or incidental structure calculated on the estimated value of the building work as determined by the relevant permit authority						
Commercial, industrial and multi residential development	0.09% of the estimated value of the building work but not less than $121.00 **Last year fee** 0.09% of the estimated value of the building work but not less than $110.00					N
For building work for a Class 2 to Class 9 building or incidental structure calculated on the estimated value of the building work as determined by the relevant permit authority						
Swimming pool / spa						
Initial Inspection Fee	$202.00	$208.06	$0.00	$208.06	3.00%	N
Annual inspection fee ~	$64.20	$66.15	$0.00	$66.15	3.04%	N
Request for inspection	$88.00	$90.64	$0.00	$90.64	3.00%	N
Uncertified application for a building permit						
For a building permit calculated on the estimated value of the building work as determined by the relevant permit authority				0.32% (Minimum $121.00) **Last year fee** 0.32% (Minimum $110.00)		N

Name	Year 25/26 Last YR Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Increase %	Veterans' Discount Applicable
The RISE						
Hire Fees						
Commercial Kitchen - Per Hour	$39.20	$36.36	$3.64	$40.00	2.04%	N
Community Hall - Back Section Per Hour	$92.00	$85.36	$8.54	$93.90	2.07%	N
Community Hall - Front Section Per Hour	$86.90	$80.64	$8.06	$88.70	2.07%	N
Community Hall - Whole Hall Per Hour	$147.00	$136.45	$13.65	$150.10	2.11%	N
Community Hall - Whole Hall Full Day Rate	$1,006.00	$933.64	$93.36	$1,027.00	2.09%	N
Room Hire - Promotion with Manager Approval					Variable	N
Function Suite - Front Section Per Hour	$88.40	$82.09	$8.21	$90.30	2.15%	N
Function Suite - Back Section Per Hour	$172.20	$159.82	$15.98	$175.80	2.09%	N
Function Suite - Full Per Hour	$257.20	$238.73	$23.87	$262.60	2.10%	N
Function Suite - Full Per Day	$1,926.00	$1,787.64	$178.76	$1,966.40	2.10%	N
Waterland						
Hire Fees						
2 Hour Kitchenette Hire - Off Peak	$82.50	$76.55	$7.65	$84.20	2.06%	N
2 Hour Kitchenette Hire - Peak	$150.00	$139.09	$13.91	$153.00	2.00%	N
Food Truck - Annual Registration	$1,200.00	$909.09	$90.91	$1,000.00	-16.67%	N
Food Truck - Electricity Daily Rate	$10.00	$9.27	$0.93	$10.20	2.00%	N
CORPORATE SERVICES						
Land information certificates (per property)						
Order & Requisitions	$90.00	$90.00	$0.00	$90.00	0.00%	N
Rates	$25.00	$25.00	$0.00	$25.00	0.00%	N
Financial Services						
Rates Instalment Admin Fee					$5.00 per Instalment	N
Rates Instalment Interest Fee					5.5% Instalment Interest	N
Rates Penalty Interest					7% per annum	N
Historical financial statement (printed)	$30.00	$30.00	$0.00	$30.00	0.00%	N
Printed copy of rates notice (charge per year from 2 years ago and older)	$15.00	$15.00	$0.00	$15.00	0.00%	N
Payment arrangement fee	$25.00	$30.00	$0.00	$30.00	20.00%	N
Direct debit set up fee	$25.00	$30.00	$0.00	$30.00	20.00%	N
Credit card surcharge (valid until 30/09/2026)					0.40%	N
Fines and penalties enforcement fees						
Fee for issuing a final demand	$27.60	$28.30	$0.00	$28.30	2.54%	N

Name	Year 25/26 Last YR Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Increase %	Veterans' Discount Applicable
Fines and penalties enforcement fees [continued]						
Fee for preparing an enforcement certificate	$23.50	$24.10	$0.00	$24.10	2.55%	N
Fee for registering an infringement notice with the registry	$88.50	$90.50	$0.00	$90.50	2.26%	N
INFRASTRUCTURE AND ASSETS						
Engineering Works						
Erection of directional sign	$318.00	$298.18	$29.82	$328.00	3.14%	Y
Crossovers						
Constructed by council (per m²)	$77.00	$72.09	$7.21	$79.30	2.99%	N
Crossovers to 22m² and eligible for a subsidy will be subsidised on a 50 / 50 basis					Variable	N
Crossovers over 22m² and eligible for a subsidy will receive a maximum subsidy	$847.00	$792.73	$79.27	$872.00	2.95%	N
Industrial / commercial - 150mm thick (extra per m²)	$20.60	$19.27	$1.93	$21.20	2.91%	N
Constructed privately and subsidised						
Subsidy per m²	$34.25	$31.82	$3.18	$35.00	2.19%	N
Maximum limit	$753.00	$700.00	$70.00	$770.00	2.26%	N
Cost for kerb removal	$155.00	$145.45	$14.55	$160.00	3.23%	N
Drainage & Misc charges						
Adjustment to drainage lids	$510.00	$477.27	$47.73	$525.00	2.94%	N
Convert to trafficable drainage lids	$1,236.00	$1,157.27	$115.73	$1,273.00	2.99%	N
Relocate drainage pit	$1,900.00	$1,781.82	$178.18	$1,960.00	3.16%	N
City of Bayswater number plates	$472.00	$441.82	$44.18	$486.00	2.97%	N
Annual administration fee for dinghy storage service	$72.00	$74.00	$0.00	$74.00	2.78%	N
Repair charges for damage						
Minimum site repair/attendance charge	$515.00	$530.00	$0.00	$530.00	2.91%	N
Road scarring (per m²)	$268.00	$276.00	$0.00	$276.00	2.99%	N
Concrete path – 2m wide (per m²)	$310.00	$318.00	$0.00	$318.00	2.58%	N
Kerbing (per metre)	$129.00	$133.00	$0.00	$133.00	3.10%	N
Temporary limestone hardstand (per m2)	$175.00	$180.00	$0.00	$180.00	2.86%	N
Crossover removals	$567.00	$584.00	$0.00	$584.00	3.00%	N
Verge bond						
Verge Reinspection Fee	$51.00	$53.00	$0.00	$53.00	3.92%	N
Standard residential lot	$2,300.00	$2,369.00	$0.00	$2,369.00	3.00%	N
Commercial	$2,300.00	$2,369.00	$0.00	$2,369.00	3.00%	N

Name	Year 25/26 Last YR Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Increase %	Veterans' Discount Applicable
Verge bond [continued]						
Temporary verge crossing permit (verge protection permit)	$205.00	$211.15	$0.00	$211.15	3.00%	N
Traffic Management Application						
Application Fee	$0.00	$211.00	$0.00	$211.00	∞	N
Application Fee - Amendment	$0.00	$211.00	$0.00	$211.00	∞	N
Application Fee - Urgent (up to 10 Business Days)	$0.00	$600.00	$0.00	$600.00	∞	N
Roadside Traffic Management Plan						
Non-Road Closure Permit for works extending beyond 28 days	$0.00	$1,500.00	$0.00	$1,500.00	∞	N
Road Closure Permit for works extending beyond 28 days	$2,563.00	$2,640.00	$0.00	$2,640.00	3.00%	N
Golf course hire fees						
Maylands Peninsula Public Golf Course						
Driving Range - Bucket of Balls						
Large Size	$21.00	$20.00	$2.00	$22.00	4.76%	N
Medium Size	$16.00	$15.45	$1.55	$17.00	6.25%	N
Small Size	$12.00	$11.82	$1.18	$13.00	8.33%	N
Midweek						
Twilight Golf	$18.00	$18.18	$1.82	$20.00	11.11%	N
9 holes	$28.00	$27.27	$2.73	$30.00	7.14%	N
18 holes	$36.00	$34.55	$3.45	$38.00	5.56%	N
Weekends						
Twilight Golf	$18.00	$18.18	$1.82	$20.00	11.11%	N
9 holes	$34.00	$32.73	$3.27	$36.00	5.88%	N
18 holes	$42.00	$40.00	$4.00	$44.00	4.76%	N
Midweek - concession / junior						
9 holes	$23.00	$22.73	$2.27	$25.00	8.70%	N
18 holes	$29.00	$28.18	$2.82	$31.00	6.90%	N
Promotional discount (discretionary)						
9 holes	$2.00	$2.73	$0.27	$3.00	50.00%	N
18 holes	$5.00	$5.45	$0.55	$6.00	20.00%	N
Embleton Public Golf Course						
Midweek						
Twilight Golf	$18.00	$16.36	$1.64	$18.00	0.00%	N
9 holes	$25.00	$23.64	$2.36	$26.00	4.00%	N

Name	Year 25/26 Last YR Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Increase %	Veterans' Discount Applicable
Midweek [continued]						
18 holes	$30.00	$29.09	$2.91	$32.00	6.67%	N
Weekends						
Twilight Golf	$18.00	$16.36	$1.64	$18.00	0.00%	N
9 holes	$30.00	$28.18	$2.82	$31.00	3.33%	N
18 holes	$35.00	$33.64	$3.36	$37.00	5.71%	N
Midweek - concession / junior						
9 holes	$20.00	$19.09	$1.91	$21.00	5.00%	N
18 holes	$28.00	$27.27	$2.73	$30.00	7.14%	N
Promotional discount (discretionary)						
9 holes	$2.00	$2.73	$0.27	$3.00	50.00%	N
18 holes	$5.00	$5.45	$0.55	$6.00	20.00%	N
Leasing						
Bonds						
Key bond	$245.00	$252.00	$0.00	$252.00	2.86%	N
Facility bond	$400.00	$412.00	$0.00	$412.00	3.00%	N
Service and Maintenance fees						
Category 1a	$0.00	$100.00	$10.00	$110.00	∞	N
Category 1b	$0.00	$300.00	$30.00	$330.00	∞	N
Category 1c	$0.00	$50.00	$5.00	$55.00	∞	N
Category 2 (Large)	$0.00	$1,200.00	$120.00	$1,320.00	∞	N
Category 2 (Medium)	$0.00	$800.00	$80.00	$880.00	∞	N
Category 2 (Small)	$0.00	$500.00	$50.00	$550.00	∞	N
Category 3	$0.00	$1,200.00	$120.00	$1,320.00	∞	N
Category 4	$0.00	$1,450.00	$145.00	$1,595.00	∞	N
Category 5	$0.00	$1,450.00	$145.00	$1,595.00	∞	N
Parks and Gardens						
Mulch Purchase - Properties within the City				$40 per cubic metre Property owners can purchase mulch from the City when there is stock available at a rate of $40 per m3 - 10m3 minimum order		N
Removal of tree due to construction and or development				Calculation based on the Helliwell tree valuation system multiplied by $99.38 to produce the amenity value of the tree.		N
Sanitation						
Domestic service (annual charge)	$421.30	$438.15	$0.00	$438.15	4.00%	N
Commercial service (annual charge)	$421.30	$438.15	$0.00	$438.15	4.00%	N
240-litre cart				Weekly service		N
Three (3) cubic metre bin				Three (3) services per annum		N

Name	Year 25/26 Last YR Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Increase %	Veterans' Discount Applicable
Additional commercial refuse service charges						
FOGO service	$129.40	$134.60	$0.00	$134.60	4.02%	N
Rubbish service	$116.95	$121.65	$0.00	$121.65	4.02%	N
Recycling service	$109.85	$114.25	$0.00	$114.25	4.01%	N
Additional domestic refuse service charges						
Compassionate Rubbish service					Free	N
FOGO service	$129.40	$134.60	$0.00	$134.60	4.02%	N
Rubbish service	$116.95	$121.65	$0.00	$121.65	4.02%	N
Recycling service	$109.85	$114.25	$0.00	$114.25	4.01%	N
FOGO liners						
FOGO compostable liners (roll of 75)					Free	N
Sustainable Environment						
Electric Vehicle Charging Idle Fee Per Minute (15 min grace period)	$0.50	$0.45	$0.05	$0.50	0.00%	N
Electric Vehicle Charging Per kWh 3pm to 9pm	$0.45	$0.47	$0.05	$0.52	15.56%	N
Electric Vehicle Charging Per kWh 9am to 3pm	$0.22	$0.31	$0.03	$0.34	54.55%	N
Electric Vehicle Charging Per kWh 9pm to 9am	$0.35	$0.38	$0.04	$0.42	20.00%	N
OFFICE OF CEO						
Aged Persons Homes						
Accommodation payments, service fees, daily fees, retentions and other charges						
Mertome Gardens				In accordance with rental agreement		N
Freedom of Information Requests						
Charges for Photocopying - Per copy	$0.20	$0.20	$0.00	$0.20	0.00%	N
Charges for Photocopying - Per hour, or pro rata for a part of an hour of staff time	$30.00	$30.00	$0.00	$30.00	0.00%	N
Request for information - F.O.I. application fees	$30.00	$30.00	$0.00	$30.00	0.00%	N
Time taken by staff dealing with F.O.I. application (per hour or pro rata for a part of an hour)	$30.00	$30.00	$0.00	$30.00	0.00%	N
Charge for access time supervised by staff (per hour or pro rata for a part of an hour) plus the actual additional cost to the agency of any special arrangements (eg hire of facilities or equipment)	$30.00	$30.00	$0.00	$30.00	0.00%	N
Charge for time taken by staff transcribing information from a tape or other device (per hour, or pro rata for a part of an hour)	$30.00	$30.00	$0.00	$30.00	0.00%	N

Name	Year 25/26 Last YR Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Increase %	Veterans' Discount Applicable

Freedom of Information Requests [continued]

Charge for duplicating a tape, film or computer information					Actual cost	N
Freedom of Information Regulations 1993 - Schedule 1						
Charge for delivery, packaging and postage					Actual cost	N
Advance deposit which may be required by an agency under section 18(1) of the Act, expressed as a percentage of the estimated charges which will be payable in excess of the application fee					25%	N
Further advance deposit which may be required by an agency under section 18(4) of the Act, expressed as a percentage of the estimated charges which will be payable in excess of the application fee					75%	N

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Aquatic Senior Squad External	[Aquatic Entry Fees]	5
Aquatic Spa/Sauna Upgrade - Free	[Promotions & Discounts]	18
Aquatic Wellness - Adult (16 years and over)	[Aquatic Entry Fees]	5
Aquatic Wellness - Seniors (WA seniors card holders) or concession (health care card)	[Aquatic Entry Fees]	5
Aquatic Wellness - Upgrade Adult	[Aquatic Entry Fees]	5
Aquatic Wellness - Upgrade Senior or Concession	[Aquatic Entry Fees]	5
Area activation event hire	[Hire Fees]	14
Art Tour Fee	[Art award and exhibition]	7
Artwork Sale Commission Fee	[Art award and exhibition]	7
Audio ear buds	[Library Services]	9
B		
Badminton / table tennis / pickleball equipment hire fee (4 rackets and 1 shuttlecock)	[Program & Activity Fees - Stadium]	17
Badminton court / table tennis / pickleball per hour	[Program & Activity Fees - Stadium]	17
Baseball / Softball	[Seniors (18 years +)]	19
Bayswater Town Centre (per bay)	[Cash-in-lieu of Car Parking]	10
Black and white A4 (per side)	[Printing from public PCs]	9
Black and white A4 and A3 (per side)	[Photocopying]	9
Booking fee	[For-profit-groups and not-for-profit groups exceeding usage limit as per bus hire terms and conditions]	6
Buidling approval certificate for unauthorised building work	[Building service levy (collection only) $45,000 or less]	23
Building approval certificate for approved building work	[Building service levy (collection only) $45,000 or less]	23
Building approval certificate for approved building work	[Building service levy (collection only) over $45,000]	23
Building approval certificate for unauthorised building work	[Building service levy (collection only) over $45,000]	23
Building permit	[Building service levy (collection only) $45,000 or less]	22
Building permit	[Building service levy (collection only) over $45,000]	23
Building Surveying Services Fee - Building Surveying services such as issuing a certificate of construction, certificate of building compliance or bushfire attack level one assessments.	[Statutory Building]	21
Bus non-refueling fee	[For-profit-groups and not-for-profit groups exceeding usage limit as per bus hire terms and conditions]	6
Business Partner Stall	[Site fees]	8
C		
Campania association monthly fee	[Mezzanine room]	19
Carnival Electronic Timing Set	[Hire Fees]	5
Carnival Fee (additional per hour)	[Hire Fees]	5
Carnival Fee (up to 3 hours)	[Hire Fees]	5
Casual admission - per person	[Program & Activity Fees - Stadium]	17
Casual bond	[All hall hire fees]	21
Casual day rate	[Program & Activity Fees - Fitness]	16
Casual hire - full day	[Other reserve hire rates]	21
Casual hire - half day	[Other reserve hire rates]	21
Casual Hire Site Fee - Full Day of Reserve at Broun Park	[Site fees]	8
Cat surrender fee	[Cat poundage fees]	12
Cat trap collection fee (rescheduling / no show)	[Cat poundage fees]	12
Cat trap delivery fee	[Cat poundage fees]	12
Cat Trap Hire Fee	[Cat poundage fees]	12
Category 1a	[Service and Maintenance fees]	27
Category 1b	[Service and Maintenance fees]	27
Category 1c	[Service and Maintenance fees]	27
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Category 2 (Medium)	[Service and Maintenance fees]	27
Category 2 (Small)	[Service and Maintenance fees]	27
Category 3	[Service and Maintenance fees]	27
Category 4	[Service and Maintenance fees]	27
Category 5	[Service and Maintenance fees]	27
Ceremony Fee	[All hall hire fees]	21

C [continued]

Fee Name	Parent Name	Page
Change of use ~	[Change of Use]	10
Change of use where the development has commenced or been carried out ~	[Change of Use]	10
Changeroom Facility Use	[Hire Fees]	14
Charge for access time supervised by staff (per hour or pro rata for a part of an hour) plus the actual additional cost to the agency of any special arrangements (eg hire of facilities or equipment)	[Freedom of Information Requests]	28
Charge for delivery, packaging and postage	[Freedom of Information Requests]	29
Charge for duplicating a tape, film or computer information	[Freedom of Information Requests]	29
Charge for time taken by staff transcribing information from a tape or other device (per hour, or pro rata for a part of an hour)	[Freedom of Information Requests]	28
Charges for Photocopying - Per copy	[Freedom of Information Requests]	28
Charges for Photocopying - Per hour, or pro rata for a part of an hour of staff time	[Freedom of Information Requests]	28
City of Bayswater based clubs	[Juniors - applicable to all reserves]	20
City of Bayswater clubs - out of season club training (per night, per club)	[Home ground training]	20
City of Bayswater clubs - seasonal training (per night, per club)	[Home ground training]	20
City of Bayswater Employee Membership	[Promotions & Discounts]	18
City of Bayswater number plates	[Drainage & Misc charges]	25
Cleaning - Full Room	[Hire Fees]	15
Cleaning - Half Room	[Hire Fees]	15
Cleaning - Kitchen	[Hire Fees]	15
Cleaning Fee (per hour)	[Hire Fees]	15
Colour A4 (per side)	[Printing from public PCs]	9
Colour A4 and A3 (per side)	[Photocopying]	9
Commercial	[Verge bond]	25
Commercial / industrial plans - plus photocopy charge ~	[Statutory Building]	21
Commercial Kitchen - Per Hour	[Hire Fees]	24
Commercial Mosquito Control - Equipment (hourly rate)	[Environmental Health]	7
Commercial Mosquito Control - Labour (hourly rates)	[Environmental Health]	7
Commercial rate per hour	[Main hall and kitchen]	19
Commercial rate per hour	[Full facility]	19
Commercial rate per hour	[Mezzanine room]	19
Commercial rate per hour	[Full facility]	19
Commercial rate per hour	[Main hall and kitchen]	19
Commercial rate per hour	[Harry Hall activity room]	19
Commercial rate per hour	[Meeting room]	19
Commercial rate per hour	[Dining room and kitchen]	18
Commercial rate per hour	[Main hall]	19
Commercial service (annual charge)	[Sanitation]	27
Commercial, industrial and multi residential development	[Certified application for a building permit]	23
Community Centre Activity Fee 1	[Activity Fees]	6
Community Centre Activity Fee 2	[Activity Fees]	6
Community Centre Activity Fee 3	[Activity Fees]	6
Community Hall - Back Section Per Hour	[Hire Fees]	24
Community Hall - Front Section Per Hour	[Hire Fees]	24
Community Hall - Whole Hall Full Day Rate	[Hire Fees]	24
Community Hall - Whole Hall Per Hour	[Hire Fees]	24
Community Program Fee	[Community Development]	6
Community Program Fee 1	[Community Development]	6
Community Program Fee 2	[Community Development]	6
Community use discount (does not apply on public holidays)	[Hire Fees]	14
Compassionate Rubbish service	[Additional domestic refuse service charges]	28
Concession and student membership discount	[Promotions & Discounts]	18
Concrete path – 2m wide (per m²)	[Repair charges for damage]	25
Constructed by council (per m²)	[Crossovers]	25
Convert to trafficable drainage lids	[Drainage & Misc charges]	25
Coopex	[Environmental Health]	7
Cost for kerb removal	[Constructed privately and subsidised]	25
Country Womens Association (CWA) - Bayswater branch per hour	[Meeting room]	19

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Creche - 1 Hour	[Program & Activity Fees - Childcare]	16
Creche - 1.5 Hours	[Program & Activity Fees - Childcare]	16
Creche - 2 Hours	[Program & Activity Fees - Childcare]	16
Creche & Green Room Hourly Hire Rate	[Hire Fees]	15
Credit card surcharge (valid until 30/09/2026)	[Financial Services]	24
Cricket	[Seniors (18 years +)]	20
Crossover removals	[Repair charges for damage]	25
Crossovers over 22m² and eligible for a subsidy will receive a maximum subsidy	[Crossovers]	25
Crossovers to 22m² and eligible for a subsidy will be subsidised on a 50 / 50 basis	[Crossovers]	25
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D		
Daily keep - sustenance	[Public poundage]	13
Daily keep - sustenance	[Public poundage]	12
Damages to cat trap fee	[Cat poundage fees]	12
Dance Floor	[Hire Fees]	15
Dangerous dog products	[Other fees and charges]	14
Daytime pickleball session	[Program & Activity Fees - Stadium]	17
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Deemed-to-Comply Clause 61A Check	[Development]	9
Demolition permit	[Building service levy (collection only) $45,000 or less]	22
Demolition permit	[Building service levy (collection only) over $45,000]	23
Design Review Panel application fee (full panel) ^	[Design Review Panel]	11
Design Review Panel application fee (one panel member) ^	[Design Review Panel]	11
Design Review Panel sitting fee (chairperson)	[Design Review Panel]	11
Design Review Panel sitting fee (member)	[Design Review Panel]	11
Development approval search ~	[Other fees and charges]	11
Direct debit set up fee	[Financial Services]	24
Dog obedience classes per hour (limited reserve use)	[Other reserve hire rates]	21
Dog surrender fee	[Dog poundage fees]	13
Domestic development	[Certified application for a building permit]	23
Domestic service (annual charge)	[Sanitation]	27
E		
Early Bird	[Bayswater Business Awards]	8
Early bird discounts - 10%	[Program & Activity Fees - Stadium]	17
East Perth Basketball Association - NBL1 Games	[Program & Activity Fees - Stadium]	17
East Perth Basketball Association - Per Court - Per Hour	[Program & Activity Fees - Stadium]	17
Electric or razor wire fence	[Statutory Building]	21
Electric Vehicle Charging Idle Fee Per Minute (15 min grace period)	[Sustainable Environment]	28
Electric Vehicle Charging Per kWh 3pm to 9pm	[Sustainable Environment]	28
Electric Vehicle Charging Per kWh 9am to 3pm	[Sustainable Environment]	28
Electric Vehicle Charging Per kWh 9pm to 9am	[Sustainable Environment]	28
Entry fee of Artwork	[Art award and exhibition]	7
Entry fee of Artwork	[Art award and exhibition - youth]	8
Environment Health Assessments	[Environmental Health]	7
Erection of directional sign	[Engineering Works]	25
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Event - High Risk Reserve Bond	[Site fees]	8
Event - Low Risk Reserve Bond	[Site fees]	8
Event - Medium Risk Reserve Bond	[Site fees]	8
Event - Very High Risk Reserve Bond	[Site fees]	8
Event Vendor Power 1 x 10 Amp	[Site fees]	8
Event Vendor Power 1 x 15 Amp	[Site fees]	8
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Extractive industry (where development has commenced or been carried out) ^	[Development]	10
Extractive industry ^	[Development]	9

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F		
Facility bond	[All hall hire fees]	21
Facility bond	[Bonds]	27
Family Platinum Direct debit (ongoing)	[Membership fees]	16
Fee for issuing a final demand	[Fines and penalties enforcement fees]	24
Fee for issuing building / landscapers access permit	[All hall hire fees]	21
Fee for preparing an enforcement certificate	[Fines and penalties enforcement fees]	25
Fee for registering an infringement notice with the registry	[Fines and penalties enforcement fees]	25
Fee for withdrawal of infringement (permits / ACROD - repeat offenders)	[Fines and penalties enforcement fees]	11
Festival Sponsor Feature in Official Program	[Art award and exhibition]	7
Field sports commercial coaching per hour	[Other reserve hire rates]	21
FIFO Platinum Discount	[Membership fees]	15
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First game fee	[Program & Activity Fees - Stadium]	17
Fitness Access - 12 Months	[Membership fees]	15
Fitness Access - Direct Debit (ongoing)	[Membership fees]	15
Fitness appraisal, fitness program or body scan (non member)	[Program & Activity Fees - Fitness]	16
Fitness instructor hire 1 hour	[Fitness activity hire]	14
Fitness Room Hire	[Hire Fees]	15
Flood lighting fee per 1500W light per hour	[Home ground training]	20
Flood lighting fee per 2000W light per hour	[Home ground training]	20
FOGO compostable liners (roll of 75)	[FOGO liners]	28
FOGO service	[Additional domestic refuse service charges]	28
FOGO service	[Additional commercial refuse service charges]	28
Food Business Notification	[Environmental Health]	7
Food sampling reports	[Environmental Health]	7
Food stall (above 5 hours)	[Site fees]	8
Food stall (less than 5 hours)	[Site fees]	8
Food stall at events with expected attendance is less than 500 people	[Site fees]	8
Food Truck - Annual Registration	[Hire Fees]	24
Food Truck - Electricity Daily Rate	[Hire Fees]	24
Football (AFL)	[Seniors (18 years +)]	20
Football (Gaelic)	[Seniors (18 years +)]	20
For a building permit calculated on the estimated value of the building work as determined by the relevant permit authority	[Uncertified application for a building permit]	23
For demolition work in respect of a class 1 or class 10 building or incidental structure	[Application for a demolition permit]	21
For demolition work in respect of a class 2 to class 9 building or incidental structure	[Application for a demolition permit]	22
For the extension of time to which a building or demolition permit has effect	[Application to extend building or demolition permit]	22
For the issue of a licence for the deposit of materials on, or excavation of a street ^	[Statutory Building]	21
Frank Drago / Wotton Reserve	[Enclosed grounds]	20
Free Lesson	[Promotions & Discounts]	18
Free Stage Hire	[Hire Fees]	15
Free Stage Upgrade	[Hire Fees]	15
Fun nut hire double	[Hire Fees]	5
Fun nut hire per hour (large)	[Hire Fees]	5
Fun nut hire per hour (small)	[Hire Fees]	5
Function Suite - Back Section Per Hour	[Hire Fees]	24
Function Suite - Front Section Per Hour	[Hire Fees]	24
Function Suite - Full Per Day	[Hire Fees]	24
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Fundraiser discount (does not apply on public holidays)	[Hire Fees]	14
Further advance deposit which may be required by an agency under section 18(4) of the Act, expressed as a percentage of the estimated charges which will be payable in excess of the application fee	[Freedom of Information Requests]	29
G		
Game fee - Basketball & Futsal	[Program & Activity Fees - Stadium]	17
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Fee Name	Parent Name	Page
G [continued]		
General Admission	[Bayswater Business Awards]	8
Ground / 1st floor lobby or balcony - rate per hour	[Hire Fees]	15
Group Fitness - Free Session	[Promotions & Discounts]	18
Group fitness classes - 30 minutes	[Program & Activity Fees - Fitness]	16
Group fitness classes - 45-60 minutes	[Program & Activity Fees - Fitness]	16
Group fitness classes - 90 minutes	[Program & Activity Fees - Fitness]	16
H		
Hairdressing service (half day)	[Other fees]	6
Hairdressing service (whole day)	[Other fees]	6
Half court junior per hour	[Program & Activity Fees - Stadium]	17
Half court per hour	[Program & Activity Fees - Stadium]	17
Health business enquiry	[Environmental Health]	7
Health club casual workout	[Program & Activity Fees - Fitness]	16
Health Club Disability Access	[Program & Activity Fees - Fitness]	16
High risk food business	[Environmental Health]	7
Hire Fee Manager Approved	[Promotions & Discounts]	18
Historical financial statement (printed)	[Financial Services]	24
I		
Industrial / commercial - 150mm thick (extra per m^2)	[Crossovers]	25
Initial Application for approval where the Home Business has commenced	[Home Business]	10
Initial Application for approval where the Home Business has not commenced	[Home Business]	10
Initial Inspection Fee	[Swimming pool / spa]	23
Inspection fee - declaring a dog dangerous	[Dog poundage fees]	13
Inspection Fee - Section 39	[Environmental Health]	7
J		
Join Fee - $0	[Promotions & Discounts]	18
Junior term program fee per hour	[Program & Activity Fees - Stadium]	17
K		
Kennel licence fee	[Kennel establishment]	13
Kerbing (per metre)	[Repair charges for damage]	25
Key bond	[All hall hire fees]	21
Key bond	[Bonds]	27
L		
Lacrosse	[Seniors (18 years +)]	20
Lane Hire - 25m / wave casual hire per hour	[Hire Fees]	5
Lane Hire - 25m / wave club hire per hour	[Hire Fees]	6
Lane Hire - 25m / wave pool regular hire per hour	[Hire Fees]	5
Lane Hire - 50m olympic pool casual hire per hour	[Hire Fees]	5
Lane Hire - 50m olympic pool club hire per hour	[Hire Fees]	5
Lane Hire - 50m olympic pool regular hire per hour	[Hire Fees]	5
Lane Hire - Hydrotherapy Pool	[Hire Fees]	6
Large Size	[Driving Range - Bucket of Balls]	26
Large Stage	[Hire Fees]	15
Less than $2 million	[Development Assessment Panel]	10
Less than 50 parking bays	[Signs maintenance costs borne by]	14
Licence of a lodging house	[Environmental Health]	7
Licence of a morgue	[Environmental Health]	7
Lifetime	[Micro-chipped and sterilised]	13
Lifetime	[Micro-chipped and unsterilised]	13
Lifetime	[Micro-chipped and sterilised]	12
Local Heritage Survey	[Other fees and charges]	11
Lockers - 1 hour	[Hire Fees]	15
Lockers - 2 hours	[Hire Fees]	15
Lockers - 4 hours	[Hire Fees]	15
Lockers - 6 hours	[Hire Fees]	15

L [continued]

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Lost, damaged, stolen City of Bayswater materials (i.e. books, DVDs, talking books, magazines, comics and graphic novels)	[Library Services]	9
Lost, damaged, stolen library membership card (per card)	[Library Services]	9
Low risk food business	[Environmental Health]	7

M

Mangini Room per day	[Hire Fees]	9
Mangini Room per hour	[Hire Fees]	9
Market stall - non food (above 5 hours) per stall	[Site fees]	8
Market stall - non food (less than 5 hours)	[Site fees]	8
Market stall - Non food at events with expected attendance less than 500 people	[Site fees]	8
Market Stall - Not for Profit Local Association within Bayswater Municipality	[Site fees]	8
Market Vendor - Electrical Compliance	[Site fees]	8
Maximum limit	[Constructed privately and subsidised]	25
Maylands Activity Centre (per bay)	[Cash-in-lieu of Car Parking]	10
Medium risk food business	[Environmental Health]	7
Medium Size	[Driving Range - Bucket of Balls]	26
Medium Stage	[Hire Fees]	15
Mertome Gardens	[Accommodation payments, service fees, daily fees, retentions and other charges]	28
Microchipping	[Other fees and charges]	13
Minimum site repair/attendance charge	[Repair charges for damage]	25
More than $2.5 million but not more than $5 million ^	[Development]	9
More than $21.5 million ^	[Development]	9
More than $5 million but not more than $21.5 million ^	[Development]	9
More than $50,000 but not more than $500,000 ^	[Development]	9
More than $500,000 but not more than $2.5 million ^	[Development]	9
More than 195 lots	[Subdivision Clearance (Freehold and Survey-strata)]	10
More than 5 lots but not more than 195 lots	[Subdivision Clearance (Freehold and Survey-strata)]	10
Morley Activity Centre (per bay)	[Cash-in-lieu of Car Parking]	10
Mulch Purchase - Properties within the City	[Parks and Gardens]	27
Multiple Court Rate per Court	[Program & Activity Fees - Stadium]	17
Multiple Court Rate Per Court - Junior	[Program & Activity Fees - Stadium]	17

N

New team registration fee	[Program & Activity Fees - Stadium]	17
No charge	[All hall hire fees]	21
No charge	[Main hall]	19
No charge	[Meeting room]	19
No charge (fee waiver)	[Not-for-profit community groups]	6
Noise management plan fee	[Environmental Health]	7
Non City of Bayswater clubs - training (per night, per club)	[Home ground training]	20
Non-application, modification, of building standard	[Application for occupancy permits, building approval certificates]	22
Non-City of Bayswater based schools / clubs	[Juniors - applicable to all reserves]	20
Non-Road Closure Permit for works extending beyond 28 days	[Roadside Traffic Management Plan]	26
Not less than $10 million and less than $12.5 million	[Development Assessment Panel]	11
Not less than $12.5 million and less than $15 million	[Development Assessment Panel]	11
Not less than $15 million and less than $17.5 million	[Development Assessment Panel]	11
Not less than $17.5 million and less than $20 million	[Development Assessment Panel]	11
Not less than $2 million and less than $7 million	[Development Assessment Panel]	10
Not less than $20 million and less than $50 million	[Development Assessment Panel]	11
Not less than $50 million	[Development Assessment Panel]	11
Not less than $7 million and less than $10 million	[Development Assessment Panel]	11
Not more than $50,000 ^	[Development]	9
Not more than 5 lots	[Subdivision Clearance (Freehold and Survey-strata)]	10

O

Occupancy permit for approved building work	[Building service levy (collection only) $45,000 or less]	23
Occupancy permit for approved building work	[Building service levy (collection only) over $45,000]	23
Occupancy permit for unauthorised building work	[Building service levy (collection only) $45,000 or less]	23

Fee Name	Parent Name	Page
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Occupancy permit for unauthorised building work	[Building service levy (collection only) over $45,000]	23
Occupancy permit reinspection fee	[Application for occupancy permits, building approval certificates]	22
One year	[Micro-chipped and sterilised]	13
One year	[Micro-chipped and unsterilised]	13
One year	[Micro-chipped and sterilised]	12
One year - Dangerous Dog	[Micro-chipped and unsterilised]	13
One year - Dangerous Dog	[Micro-chipped and sterilised]	13
Order & Requisitions	[Land information certificates (per property)]	24
Other animals (excepting cats)	[Public poundage]	13
Other areas	[Cash-in-lieu of Car Parking]	10
Other team sports	[Seniors (18 years +)]	20
P		
Parking permit fee	[Parking]	13
Parking permit replacement (lost permits)	[Parking]	13
Party (up to 10 children, 1 adult spectator per child)	[Hire Fees]	6
Party (up to 20 children, 1 adult spectator per child)	[Hire Fees]	6
Party (up to 30 children, 1 adult spectator per child)	[Hire Fees]	6
Party Additional Children	[Hire Fees]	6
Party Free Cake	[Promotions & Discounts]	18
Party Inflatable Hire (1 hour)	[Hire Fees]	6
Party Promotion	[Promotions & Discounts]	18
Payment arrangement fee	[Financial Services]	24
Peak rate (per hour, Friday & Saturday nights after 6:00 PM)	[Meeting room]	19
Peak rate (per hour, Friday & Saturday nights after 6:00 PM)	[Main hall]	19
Per 3 Months	[Commercial filming fees]	12
Per day	[Additional charges]	14
Per day	[Commercial filming fees]	12
Per month	[Additional charges]	14
Per week	[Additional charges]	14
Permit application fee	[Stallholders & traders]	14
Permit application fee	[Mobile Food Vehicles]	7
Permit application Fee	[Commercial filming fees]	12
Permit renewal fee	[Mobile Food Vehicles]	7
Permit Renewal Fee	[Stallholders & traders]	14
Permit to use septic tank system	[Environmental Health]	7
Personal Trainer 12 month permit	[Other reserve hire rates]	21
Personal Trainer 6 month permit	[Other reserve hire rates]	21
Personal trainer or tennis coach (up to 3 hours max)	[Other reserve hire rates]	21
Personal Trainer Permit Application fee	[Other reserve hire rates]	21
Personal Training - 2 Sessions	[Promotions & Discounts]	18
Personal Training - 3 Sessions	[Promotions & Discounts]	18
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Platinum Access - 1 Month Free	[Promotions & Discounts]	18
Platinum Access - 12 Months	[Membership fees]	16
Platinum Access - 3 Days	[Promotions & Discounts]	18
Platinum Access - Direct Debit	[Membership fees]	16
Platinum Access Family - 12 Months	[Membership fees]	16
Platinum Trial - 1 Month	[Promotions & Discounts]	18
Pool Inflatable (including staff)	[Hire Fees]	15
Printed copy of rates notice (charge per year from 2 years ago and older)	[Financial Services]	24
Professional Sporting Game – General Admission	[Sporting Events]	8
Professional Sporting Game– Licensed Area	[Sporting Events]	8
Program Fee Manager Approved	[Promotions & Discounts]	18
Prohibited verge and private parking signs including installation (per sign)	[Signs]	14
Property settlement questionnaire	[Other fees and charges]	11
Public Health Program Participation Fee	[Environmental Health]	7
Public use only tennis courts - Crimea, Whatley, Hampton & Houghton	[Tennis courts]	20
Purchase 10 casual sessions and get one visit free	[Promotions & Discounts]	18
R		
Rates	[Land information certificates (per property)]	24
Rates Instalment Admin Fee	[Financial Services]	24

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Rates Penalty Interest	[Financial Services]	24
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Recycling service	[Additional commercial refuse service charges]	28
Registered cats impound fee	[Public poundage]	12
Registered dogs impound fee	[Public poundage]	13
Release of impounded goods (non animal)	[Other fees and charges]	13
Release of Impounded Shopping Trolley fee	[Other fees and charges]	13
Relocate drainage pit	[Drainage & Misc charges]	25
Removal of tree due to construction and or development	[Parks and Gardens]	27
Renewal for approval of Home Business where the application has expired	[Home Business]	10
Renewal for approval of Home Business where the business has commenced	[Home Business]	10
Request for information - F.O.I. application fees	[Freedom of Information Requests]	28
Request for inspection	[Swimming pool / spa]	23
Residential plans - includes photocopy charge ~	[Statutory Building]	21
Residential signage	[Signs maintenance costs borne by]	14
Residential strata plans - plus photocopy charge ~	[Statutory Building]	21
Road Closure Permit for works extending beyond 28 days	[Roadside Traffic Management Plan]	26
Road scarring (per m²)	[Repair charges for damage]	25
Room Hire - Promotion with Manager Approval	[Hire Fees]	24
Rubbish service	[Additional domestic refuse service charges]	28
Rubbish service	[Additional commercial refuse service charges]	28
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S

Sale of donated and discarded items	[Library Services]	9
Scheme amendments, structure plans, activity centre plans and local development plans (and modifications thereof) where documentation is prepared by applicant	[Other fees and charges]	11
Scheme text	[Other fees and charges]	11
School Entry - Term 1 & 4	[Aquatic Entry Fees]	5
School Entry - Term 2 & 3	[Aquatic Entry Fees]	5
School Entry - Vacation	[Aquatic Entry Fees]	5
School holiday program fee per hour	[Program & Activity Fees - Stadium]	17
School Lesson per Child	[Program & Activity Fees - Swim School]	17
Scuba Single Entry	[Aquatic Entry Fees]	5
Security Bond	[Hire Fees]	15
Security Bond - Major Event	[Hire Fees]	15
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Septic tank application fee	[Environmental Health]	7
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Shade Shelter Hire - 2 Hours	[Hire Fees]	6
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Single Access - 12 Months	[Membership fees]	15
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Single court junior per hour	[Program & Activity Fees - Stadium]	17
Single court per hour	[Program & Activity Fees - Stadium]	17
Six Month Permit	[Additional charges]	14
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Fee Name	Parent Name	Page
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Temporary public internet service membership	[Library Services]	9
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Three Month Permit	[Additional charges]	14
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Fee Name	Parent Name	Page
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W

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City of
Bayswater

Long-Term Financial Plan



2026/27 – 2035/36

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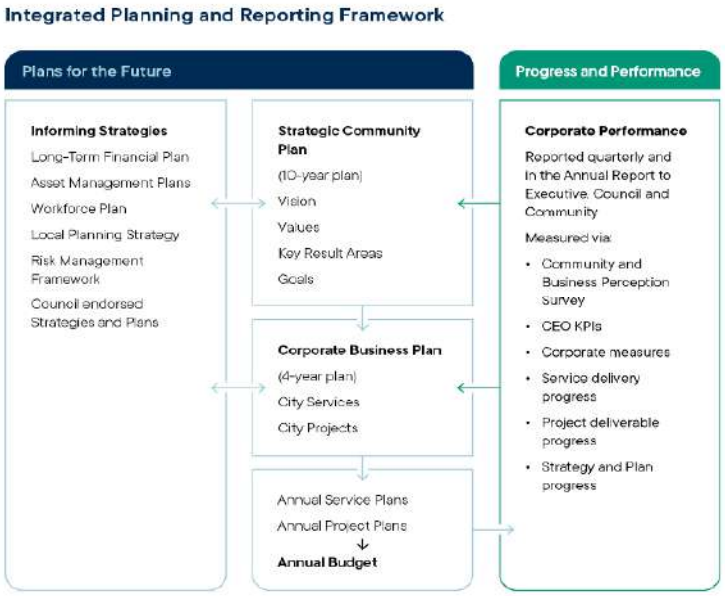
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INTRODUCTION

The updated 10 year Long Term Financial Plan (the 'Plan') covers the period 2026/2027 to 2035/2036 inclusive. The Plan is updated annually and not only helps define the City's ability to fund the Strategic Community Plan but also guides the annual budget and business planning process.

Local Government (Administration) Regulations 1996 in conjunction with the introduction of an Integrated Planning and Reporting Framework and Guidelines outline the planning and reporting methodology required.

The following figure illustrates how the Plan informs and integrates with other Plans in the Framework:



The 2026/2027 adopted budget is the first year of the Plan. In conjunction with relevant assumptions it creates the base for forecasting operating income and expenditure over the ten year horizon.

Asset Management Plans form the basis of ongoing capital expenditure requirements which are funded through a combination of operating income, capital grants and reserve transfers. Although the City currently has capacity to borrow, additional borrowings are being prioritised for future underground power projects, and the use of reserves has been done within known capital adequacy limits. Capital expenditure requirements can vary significantly from one year to the next so forecasting over the longer term helps build financial sustainability.

The Plan uses a number of assumptions and only includes those future projects and programs that have been costed through the City's asset management planning process. The Plan and associated model are a forecasting and planning tool and is limited by the accuracy of the assumptions and other inputs.

The outputs of the Plan help measure the City's ability to fund the Strategic Community Plan but also provide guidance to ensure the City continues to operate in an ongoing financially sustainable manner. These outputs include the Key Performance Indicators (KPI's) as recently provided by the Department of Local Government and Sport and Cultural Industries.

CITY PROFILE

The City of Bayswater features a culturally rich and vibrant community, flourishing across eight suburbs and four bustling town centres. Our City encompasses more than 380 hectares of lush open spaces and a 10km expanse along the scenic Derbarl Yerrigan (Swan River), within the land of the Whadjuk people of the Noongar Nation, the traditional custodians of the land around Boorloo (Perth), Western Australia.

Situated just 6km north-east of Perth's CBD, the City offers easy access to major transport routes and significant destinations, including Perth International Airport. Our City is renowned for delivering valued services to the community, emphasising sustainability and environmental stewardship, enhancing town centres, fostering community engagement, and providing opportunities for residents to thrive in this urban setting.

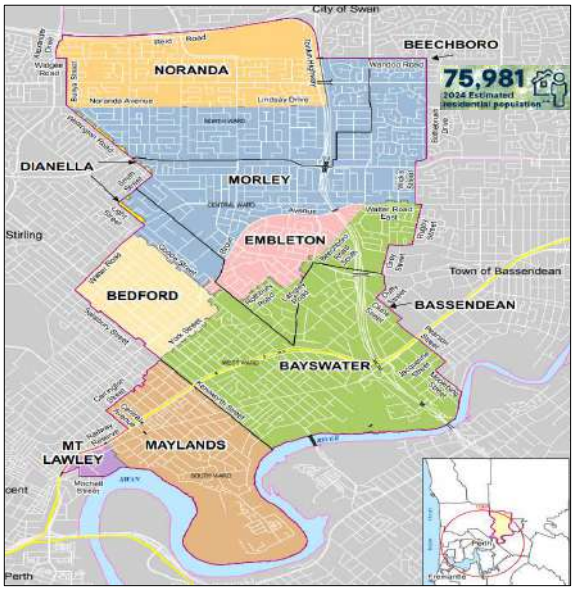
The City supports the community with three libraries, two community centres, three recreation centres (including aquatic facilities at Bayswater Waves, which offers three pools) and Maylands Waterland. We support more than 150 local sporting clubs, manage 180 parks, ovals and open spaces, as well as 107 play areas. We oversee a local road network extending 460km, as well as more than 300km of footpaths.

The City has a multicultural community, with 38% of our residents born overseas and 32% speaking a language other than English at home. We proudly celebrate the diverse cultures and backgrounds that enrich our City and contribute to its dynamic character. Our district is rich in Aboriginal history and the City is committed to our role in progressing our nation's shared journey towards reconciliation.

The City is experiencing an annual growth rate of 1.3% and our population is projected to reach more than 100,000 by 2050. This growth not only brings increased diversity but presents new opportunities for development and community engagement, positioning Bayswater as a thriving and inclusive place in which to live, work and visit.

The City has benefited significantly from the State Government's substantial investment in road and rail infrastructure, particularly through the METRONET project. The reconstructed Bayswater Train Station, the second largest in Western Australia, and the new Noranda and Morley stations have further enhanced our transport network and solidified Bayswater's position as a central hub for public transport. Residents and visitors enjoy fast, reliable access across the City and beyond. This not only enhances connectivity for our community but stimulates local business opportunities by bringing a steady flow of commuters through our City.

Additionally, this transport connectivity has enabled the City to attract investment and support the revitalisation of our town centre, fostering economic growth and enhancing the overall urban environment.





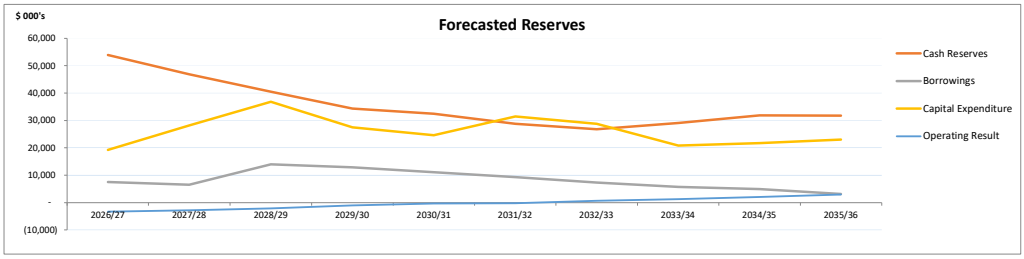
EXECUTIVE SUMMARY

The Plan demonstrates that the City remains a financially sustainable entity, with the capacity to continue delivering ongoing operational services and asset renewal programs. However, delivery of major capital projects—outlined further below—will continue to rely on cash reserves in the short to medium term, until the City's operating position improves.

Improving the operating result represents a key challenge, as the City is currently operating from a significant deficit starting position. Addressing this will require a sustained and disciplined approach to ensuring that operating income grows at a faster rate than operating expenditure. The primary source of operating income is rates revenue. To achieve an operating surplus, rates income will need to increase at approximately 1% to 2% above CPI over the medium term. Based on current financial projections, this strategy is expected to deliver a return to an operating surplus position around Years 6 to 7 of the Plan.

The chart below highlights that, during peak periods of capital expenditure, the City's capital program is heavily reliant on reserves. Over time, as the operating position improves, there is a corresponding reduction in this reliance, with reserves stabilising and recovering in the later years of the Plan.

Projections in the outer years of the Plan (2030/31 to 2035/36) are inherently less certain, particularly in relation to capital expenditure requirements.



Note: Chart excludes carry forwards

Financial sustainability is largely measured through several KPI's which target the City's financial performance, debt management and ongoing cash flow capabilities. The regulatory KPI's, which have recently been updated, in summary meet the standards that have been provided by the Department of Local Government, Industry Regulation and Safety (LGIRS). The only exception to this relates to the Operating Surplus Ratio which improves as operational income grows at a faster rate than operating expenditure and meets the basic level by Year 2.

It is important to note that the Operating Surplus Ratio shows a more favourable position than the Operating Surplus itself, as the ratio incorporates grant income associated with capital renewal programs.

Key Performance Indicators	**Yr - 1**	**Yr - 2**	**Yr - 3**	**Yr - 4**	**Yr - 5**	**Yr - 6**	**Yr - 7**	**Yr - 8**	**Yr - 9**	**Yr - 10**
Debt Service Cover - benchmark is 2	**7.95**	**8.32**	**8.99**	**6.88**	**5.92**	**6.08**	**7.81**	**14.17**	**15.33**	**16.23**
Operating Surplus - benchmark is 0	**(0.01)**	**0.02**	**0.01**	**0.01**	**0.01**	**0.02**	**0.02**	**0.02**	**0.05**	**0.02**
Current Ratio - benchmark is 1	**4.20**	**3.88**	**3.53**	**3.20**	**3.05**	**2.87**	**2.74**	**2.76**	**2.80**	**2.74**
* Net Financial Liabilities - benchmark is 0.3	**(0.67)**	**(0.57)**	**(0.49)**	**(0.42)**	**(0.39)**	**(0.35)**	**(0.33)**	**(0.35)**	**(0.36)**	**(0.36)**
Financial Health Indicator; Target > 70	**86.6**	**88.0**	**88.0**	**88.0**	**88.0**	**88.0**	**88.0**	**88.0**	**88.0**	**88.0**
* lower the number the better the ratio										

KEY ASSUMPTIONS

The following table lists the assumptions used with years 6 to 10 consistent with year 5.

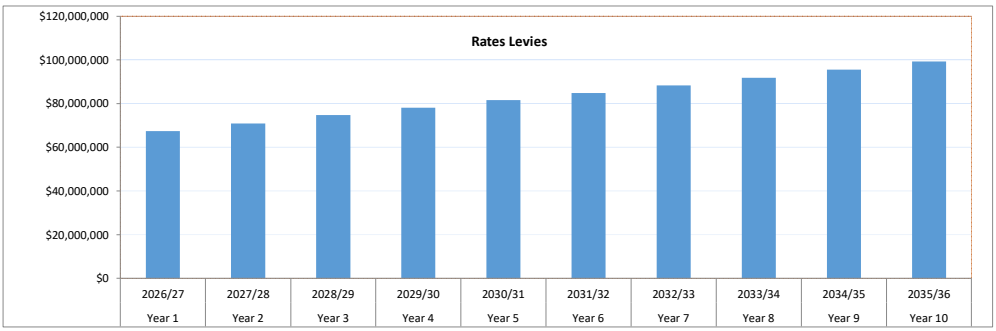
	Year 1	Year 2	Year 3	Year 4	Year 5+
CPI Forecast	4.90%	3.00%	3.00%	3.00%	3.00%
WALGCI Index	3.00%	3.00%	2.80%	2.80%	2.80%
Rates - annual increase	5.90%	5.00%	5.00%	4.00%	4.00%
Rates - Growth	0.50%	0.50%	0.50%	0.50%	0.50%
Fees & Charges Waste	4.00%	3.00%	3.00%	3.00%	3.00%
Fees & Charges Other	3.00%	3.00%	3.00%	3.00%	3.00%
Operating Grants	3.00%	3.00%	3.00%	3.00%	3.00%
Other Revenue	3.00%	3.00%	3.00%	3.00%	3.00%
Non-operating Grants % of Capital Works	Based on FCWP review				
Muni Interest Revenue Return	4.96%	5.01%	4.37%	4.42%	4.50%
Expenditure Parameters					
Materials and Contracts	3.00%	3.00%	2.70%	2.70%	2.70%
Utility Costs	3.00%	3.00%	3.00%	3.00%	3.00%
Employee Costs EBA	4.50%	4.50%	4.50%	3.00%	3.00%
Insurances	5.00%	4.00%	4.00%	4.00%	4.00%
Interest Expenses	Based on current interest rates applied by WATC				
Other Expenses	3.00%	3.00%	2.80%	2.80%	2.80%

Revenue Assumptions

Rates - Annual Increase (Rate in the Dollar and Minimum Payments)
Annual rate increases are determined through the City's budget process and are primarily influenced by cost pressures, as the City works towards maintaining an operating surplus and delivering a balanced budget.

Historically, the City has applied rate-in-the-dollar increases slightly above Perth CPI. This approach is a key assumption within the Plan, with increases typically set at around 1% above CPI to support the strategy of growing operating revenue at a faster rate than operating expenditure. However, due to significantly higher-than-forecast inflation in 2025/26—which exceeded both CPI expectations and the adopted rates increase for that year—the Plan incorporates higher adjustments in the short term. Specifically, rate increases are projected to be 2% above CPI in Years 2 and 3, before reverting to the standard 1% above CPI in subsequent years.

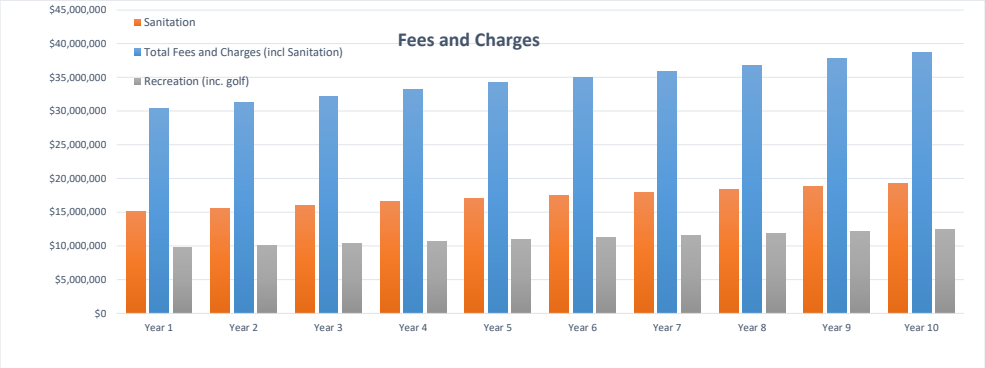
Rates - Growth Increase
The City comprises an area that is close to the Perth CBD and is very much developed, so natural growth in the rates base is minor. Further development around the rail network and stations and other planning precincts within the City will help grow the rates base.



KEY ASSUMPTIONS (cont.)

Grants, Subsidies and Contributions
Operating grants are based on the State Treasury CPI forecast. Non-Operating Capital grants are based on the expected grants tied to individual projects identified as part of the Forward Capital Works Program (FCWP).

Fees and Charges
These are largely cost recovery or statutory (set by legislation) and future increases linked to the CPI forecast. The majority of fees and charges relate to Sanitation or Waste charges that account for 50% and are not a profit making service for the City. Waste management is very much a fee for service with any surpluses transferred to the General Waste Reserve. The City also has three large recreation centres and two golf courses that generate significant fee income.

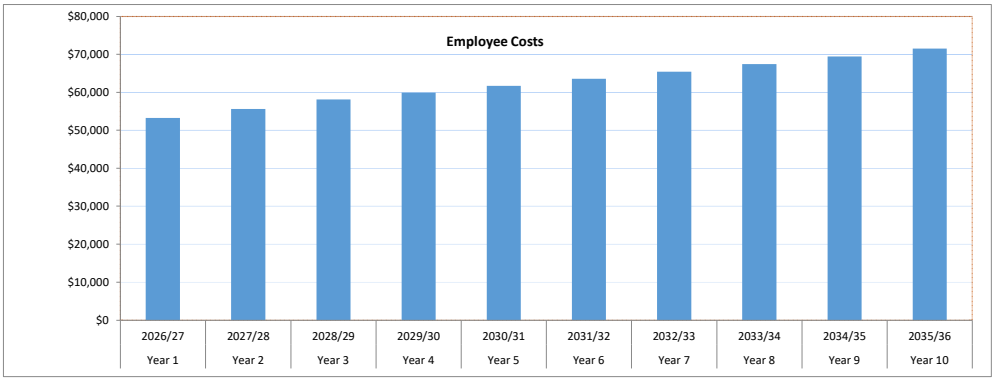


Interest Earnings
Based on current rates of return and also considers trends in expected cash rates.

Other Revenue
Based on the State Treasury CPI forecast.

Expenditure Assumptions

Employee Costs
Employee cost estimates consider the Enterprise Bargaining Agreement (EBA) relevant to the City and other known increases.



KEY ASSUMPTIONS (cont.)

Materials and Contracts
Based on the Local Government Cost Index forecast.



Utility Charges
Based on the Local Government Cost Index forecast.

Interest Rates
Based on Western Australian Treasury Corporation rates.

Insurance Costs
Expected to continue close to CPI beyond the first year although difficult to predict.

Other Expenditure
Based on the State Treasury CPI forecast.

Operating Expenditure - How is it Utilised
Operating expenditure is divided into the following three categories, which is useful but subjective and is to be used as a guide only. The unallocated expenditure, that is not reported, largely comprises those corporate support and administrative costs.

Statutory - Expenditure relates to service provision that is imposed by legislative requirements.

Discretionary - Expenditure relates to service provision that is optional and is not imposed by legislative requirements. This includes Library Services, Recreation and Parks & Gardens.

Asset Maintenance - Expenditure relates to maintaining Council's existing assets and infrastructure.

	Year 1 $'M	Year 2 $'M	Year 3 $'M	Year 4 $'M	Year 5 $'M	Year 6 $'M	Year 7 $'M	Year 8 $'M	Year 9 $'M	Year 10 $'M
Statutory Services	26.7	27.7	28.7	29.5	30.3	31.2	32.1	33.0	33.9	34.9
Discretionary Services	35.8	37.1	38.5	39.6	40.7	41.9	43.1	44.3	45.5	46.8
Asset Maintenance	15.8	16.4	17.0	17.5	18.0	18.5	19.0	19.5	20.1	20.7

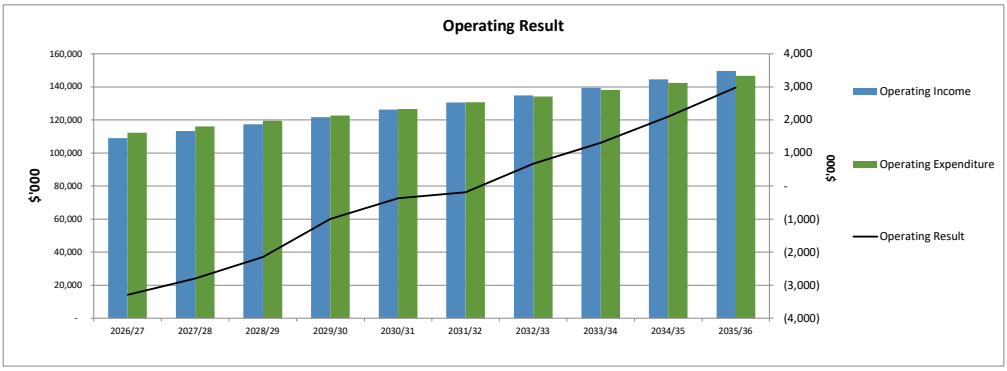
KEY ASSUMPTIONS (cont.)

Operating Result

A key challenge for the City is improving its operating result, which currently reflects a significant deficit starting position. Achieving improvement requires a sustained focus on growing operating income at a faster rate than operating expenditure.

The primary source of operating income is rates revenue. To move toward an operating surplus, rates income will need to increase at approximately 1% to 2% above CPI over the medium term. Based on current projections, this approach is expected to result in a surplus position around Years 6 to 7 of the Plan.

However, increasing revenue alone will not be sufficient. A strong and deliberate focus on managing and reducing operating expenditure, alongside revenue growth, must form a core component of the City's financial strategy.



Balanced Budget

A balanced budget each year with consistent with budgeting practices.

Land transactions

There will likely be land transactions over the next 10 years however they are largely opportunistic and dependent on market conditions and none have been built into the Plan. Understating the number of land transactions has minimal impact as surplus land proceeds are likely to be transferred to the Strategic Land Reserve which in turn funds future land transactions. So effectively land transactions are self-funded through the reserve.

Borrowings

New borrowings have been included in the Plan to fund the Bayswater Waves Geothermal project ($8.4M) in year 3. Based on the Indicative Additional Borrowing Capacity Calculator provided by Western Australian Treasury Corporation it appears the City is in a strong position to seek new borrowings if required.

Future Underground Power Projects

As part of the state government expansion of underground power there are a number of projects earmarked within the City's borders. The timing and construction costs are not reliably known and it is expected the costs will significantly increase per property as compared to the initial Maylands project. Future underground power projects are subject to future decisions by Council and as they are considered and approved by Council they will then be included in future Plans. Underground power projects will be funded through service charges and supported from a cashflow perspective by loan borrowings, so overall they will have a nil net impact on the City.

Capital Projects

All capital works programs scheduled over the next 10 years have been included in the Plan and recognised within the 'Purchase and construction of infrastructure' and 'Purchase and property, plant and equipment' line items in the Statement of Financial Activity. This is largely driven by the Asset Management Planning process.

KEY ASSUMPTIONS (cont.)

Service Levels

Service levels are reviewed as part of the business planning process. The plan assumes service levels are maintained at current levels.

Fair Value Adjustments and EMRC

Fair value adjustments in relation to the revaluation of Property, Plant, Equipment and Infrastructure and equity adjustments relating to the City's Joint Venture arrangement with the Eastern Metropolitan Regional Council (EMRC) cannot be reliably estimated and have not been included in the Plan. These are non-cash adjustments and have a nil net impact.

Reserves

The forecasted reserve position each year is illustrated in the table below. An allocation is made from the Renewal/Upgrade reserves to fund a proportion of their respective capital programs as well as a contribution from the Major Capital Works Reserve (MCWR). Future surpluses have then been transferred to replenish the MCWR although any such surpluses would be subject to future Council decisions. Reserve transfers also include a 1% transfer of the rates revenue to the MCWR, transfers to the Rates Smoothing Reserve for future election and revaluation costs and annual transfers to the Climate Action Reserve.

The Climate Action Reserve has been used to target solar power and LED lighting upgrade projects.

A new reserve (Reserve 24090) has been created following Council resolution and future projects to be funded from this reserve will captured in future reviews of the FCWP.

Reserve ($000's) Forecast	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Transport Renewal/Upgrade Reserve	5,286	4,150	3,083	1,917	898	441	463	486	510	536
Recreation Renewal/Upgrade Reserve	3,853	2,233	657	687	720	754	791	830	872	917
Fleet and Plant Renewal/Upgrade Reserve	3,079	2,687	2,203	1,648	1,102	567	42	44	46	49
Information and Communications Technology (ICT) I	3,725	3,307	2,832	2,408	2,063	1,054	298	313	329	345
Buildings and Facilities Reserve	6,113	4,972	1,994	788	57	60	63	66	69	73
Major Capital Works Reserve	8,277	7,211	7,184	4,201	3,708	1,873	342	1,303	3,321	1,946
Cash-in-Lieu (POS) Reserve	1,228	1,292	1,351	1,414	1,480	1,551	1,627	1,708	1,794	1,885
Cash in Lieu - Carparking	654	688	720	753	788	826	866	909	955	1,004
Cash in Lieu - Public Art	593	624	653	683	715	749	785	825	866	910
Strategic Property Reserve	989	1,041	1,089	1,139	1,192	1,249	1,310	1,376	1,445	1,519
Long Service Leave and Entitlements Reserve	2,015	2,120	2,217	2,319	2,428	2,544	2,668	2,801	2,943	3,092
Rates Smoothing Reserve	1,543	1,513	1,540	1,607	1,856	1,575	1,842	1,913	1,947	2,022
Morley Library Seed Reserve	1,168	1,229	1,285	1,345	1,408	1,475	1,547	1,624	1,706	1,793
FOGO Reserve	2,410	2,136	1,834	1,918	2,009	2,104	2,207	2,317	2,434	2,558
General Waste Management Reserve	8,265	7,012	7,288	7,559	7,870	8,200	8,556	8,938	9,318	9,747
Climate Action Reserve	3,569	3,562	3,376	2,708	2,856	2,419	1,993	2,165	1,711	1,785
Bayswater Bowling Club Capital Improvements	0	0	0	0	0	0	0	0	0	0
Bayswater Tennis Club Reserve	146	154	161	169	176	185	194	204	214	225
Noranda Netball Courts Reserve	74	0	0	0	0	0	0	0	0	0
Reserve 24090	910	957	1,001	1,047	1,097	1,149	1,205	1,265	1,329	1,397
Bayswater City Soccer Club Rooms Redev Reserve	0	0	0	0	0	0	0	0	0	0
Total	**53,898**	**46,889**	**40,467**	**34,310**	**32,423**	**28,776**	**26,801**	**29,088**	**31,811**	**31,804**

KEY PERFORMANCE INDICATORS (KPI'S)

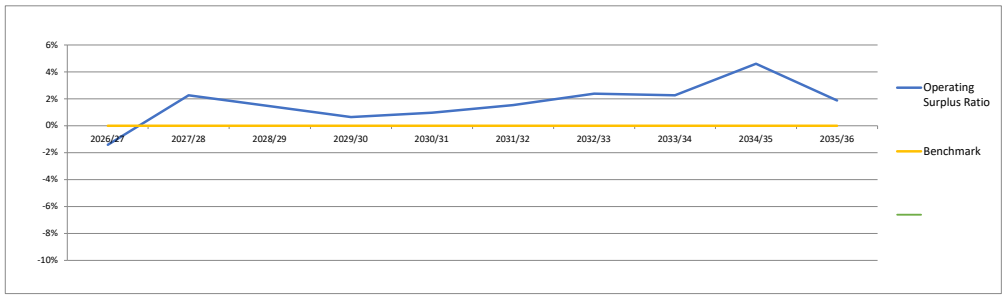
The KPI's are consistent with those recently provided by the Department of Local Government, Industry Regulation and Safety (LGIRS).

Operating Surplus Ratio

A measure of financial performance with the focus on the ability to consistently achieve a positive operating surplus ratio. The ratio reflects the extent to which own source revenue can be made available to fund proposed capital expenditure, increase reserves or reduce debt. **The trend of this ratio is heavily dependent on the growth in rates income and a direct outcome of increasing operating income at a faster rate than operating expenditure.** The ratio also includes recurrent capital income as operating income which has significantly improved the ratio.

$$\text{Operating Surplus Ratio} = \frac{\text{(Operating Revenue plus Current Capital Grants minus Operating Expenses)}}{\text{Operating Revenue}}$$

The ratio also includes grants for asset renewal as operating revenue, which are the primary reason for the spike in year 9.

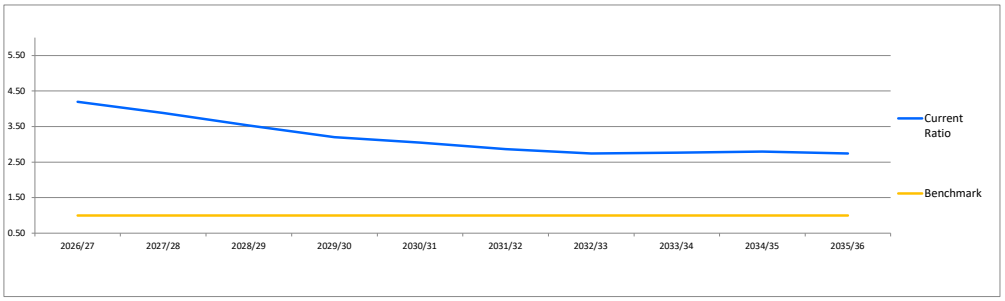


The City's ratio is better than the benchmark from year 3.

Current Ratio

A measure of the City's liquidity, being the ability to quickly convert assets to cash.

$$\text{Current Ratio} = \frac{\text{Current Assets}}{\text{Current Liabilities}}$$



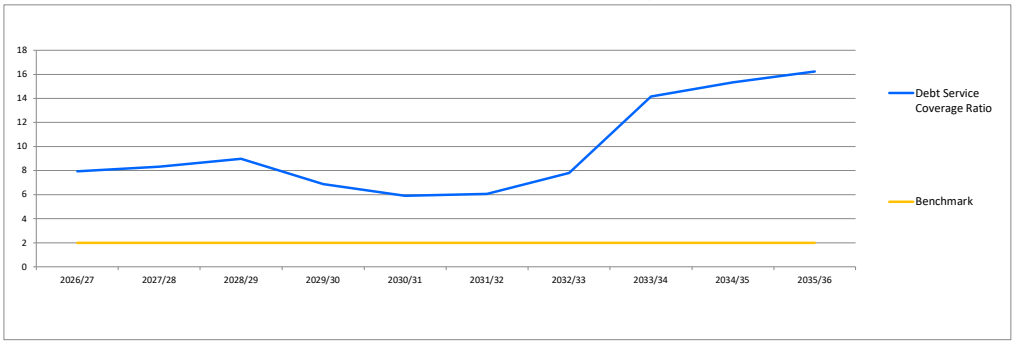
The City maintains a healthy cash position and any excess closing balance funds will further improve the ratio.

KEY PERFORMANCE INDICATORS (cont.)

Debt Service Coverage Ratio

A measure of the City's ability to service annual debt repayments.

$$\text{Debt Service Coverage Ratio} = \frac{\text{Annual Operating Surplus before Interest and Depreciation}}{\text{Principal and Interest}}$$

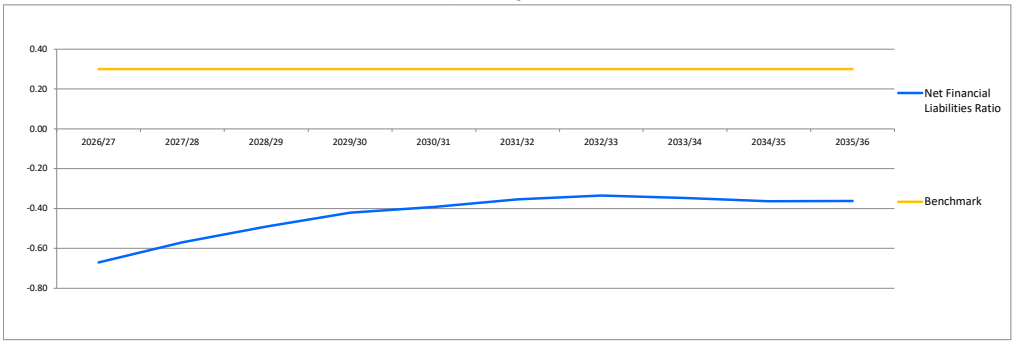


The City easily exceeds the benchmark reflecting the City's ability to service current borrowings.

Net Financial Liabilities Ratio

A measure of the City's net debt compared to operating revenue.

$$\text{Net Financial Liabilities Ratio} = \frac{\text{Net Financial Liabilities}}{\text{Operating Revenue}}$$

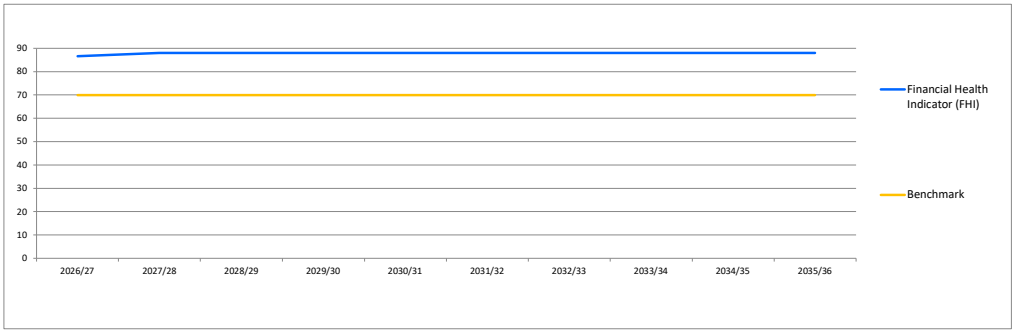


The lower the ratio the better with a 'negative' reflecting financial assets are greater than financial liabilities. The City easily exceeds the bnechmark reflecting a strong cash position.

KEY PERFORMANCE INDICATORS (cont.)

Financial Health Indicator (FHI)

The FHI is based on a combination of the abovementioned ratios with a different weighting given to each. The FHI is comfortably above the benchmark of 70 in all years of the Plan and would need to signifciantly improve the operating result in order to exceed a score of 90.



SENSITIVITY ANALYSIS

Assumptions play a pivotal role in the Plan as they do during the annual budgeting process.

A number of key assumptions underpin the Plan which are based on the most objective information available at the time. The key assumptions have been tested through scenario modelling and sensitivity analysis to understand their overall financial impact.

One of the key assumptions tested relates to the increase in rate revenue through both the natural growth of the rates base as well as the annual increase as adopted by Council. In this case an additional 1% increase per annum to what is assumed in the Plan will result in additional revenue of $48M over the 10 years due to the compounding nature of rates increases. If rates income has an additional 1% increase to that assumed in the Plan in the first year only then the additional income generated over the 10 year period is approx. $8M.

On the other hand, if the assumed rates increase was reduced by 1% in years 2 and 3 the impact over 10 years is a reduction in income of $14M.

Further scenarios are provided in the following table:

Operating Surplus / (Deficit) $M's Change	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
1. Additional 1% rates increase each year	0.63	1.35	2.14	3.01	3.96	4.97	6.07	7.25	8.54	9.93	**47.85**
2. Additional 1% rates increase - 2026/27 only	0.63	0.67	0.70	0.74	0.76	0.79	0.82	0.86	0.89	0.93	**7.79**
3. CPI plus 1% rather than 2% in Y2 & Y3	0.00	-0.68	-1.42	-1.48	-1.57	-1.64	-1.71	-1.80	-1.87	-1.95	**-14.12**
4 - Additional 1% in Employee Costs each year	-0.51	-1.07	-1.69	-2.34	-3.03	-3.77	-4.55	-5.39	-6.28	-7.22	**-35.83**

RISK MANAGEMENT

The City is committed to ensuring effective risk management is part of its operations and activities.

The City's Risk Management Policy outlines the City's commitment and approach to managing risks. Aligning with ISO 31000:2018 Risk Management - Guidelines the City's Risk Management Framework and processes provide guidance to integrate risk management principles into the City's operational functions. Identified risks are documented, analysed, assigned, monitored and reported against.

Risk is managed in accordance with the City's risk acceptance level, as endorsed by Council. To ensure robust risk management at all levels of planning and decision-making, risks are assessed at the strategic, operational and project levels and considers the safety, reputational, financial, environmental, service and compliance impacts. Risks are regularly reviewed, monitored and where appropriate, reported to the Audit, Risk and Improvement Committee and Executive Leadership Team in-line with the Risk Management Framework. This ensures that adequate progress is made to address the prioritised risks, and that the management systems and controls in place for risk management are effective.

The City faces a broad range of risks in varied situations, the citywide approach to risk management is continually improving as part of the business planning process in line with the Integrated Planning and Reporting Framework (IPRF). A key Strategic Risk is that the City does not have adequate financial capacity to deliver planned services and maintain assets, which is partially mitigated through the IPRF process.

ASSET MANAGEMENT

Under the provisions of the Local Government Act 1995 and a range of other legislative provisions of the State of Western Australia, the City is charged with the responsibility to maintain a diverse range of assets on behalf of the Community.

The City currently manages assets non-financial with a net value of approximately $800M and it is critical that these assets are managed in accordance with industry best practice to ensure that the appropriate level of service is provided to the Community. These assets are managed through the City's asset management process.

The asset management process includes the use of condition assessments and predictive modelling to identify when existing assets need to be renewed or upgraded to maintain required service levels.

Over the next 10 years $266.5M (includes indexation for inflation) has been allocated to fund the City's Forward Capital Works Program, which predominantly relates to renewal. The FCWP is funded by $7.3M from the sale of existing assets, $8.5M from new borrowings, $87.1M from external funding sources, $60.2M from reserves and the remainder from municipal funds.

One of the benefits of the Plan is the ability to measure the City's capacity to fund future significant projects. Such significant projects depending on the level of funding required will be sourced through a combination of capital grants, reserves and Municipal funds. The Plan can be used to ascertain how much can be (or needs to be) funded by each of the income sources although future non-current grants are difficult to accurately predict. The City always seeks to maximise external funding to help support the capital programs.

The FCWP lists the forecast expenditure by asset name and class is separately reported (below) and is based on the cost in today's dollars which have then been indexed for inclusion in the Statement of Financial Activity.

The FCWP is an informing plan for the future and it will be reviewed annually as part of the Council led business planning and budget process, with projects subject to change during the review process.

The list of projects comprising the FCWP includes those individual projects with a value of more than $250K over the ten years, otherwise those less than $250K have been grouped within each asset class. The list excludes carry forward projects and future inflation impacts.

Long-Term Financial Plan
Statement of Financial Activity

	Year 1 2026/27	Year 2 2027/28	Year 3 2028/29	Year 4 2029/30	Year 5 2030/31	Year 6 2031/32	Year 7 2032/33	Year 8 2033/34	Year 9 2034/35	Year 10 2035/36
Operating Activites										
Additional surplus b/fwd										
Net Current Assets at Start of Financial Year - includes	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
Revenue from Operating Activites (excl rates)										
General Rates	66,834,831	70,510,747	74,388,838	77,736,335	81,234,471	84,483,849	87,863,203	91,377,732	95,032,841	98,834,154
Interim Rates	534,184	352,554	371,944	388,682	406,172	422,419	439,316	456,889	475,164	494,171
Operating grants, subsidies and contributions	3,968,140	4,087,000	4,210,000	4,336,000	4,466,000	4,578,000	4,692,000	4,809,000	4,929,000	5,052,000
Fees and charges	30,382,079	31,293,615	32,232,440	33,199,440	34,195,440	35,050,310	35,926,540	36,824,720	37,745,380	38,689,040
Interest revenue	5,974,868	5,738,451	4,835,924	4,622,010	4,444,061	4,445,279	4,406,616	4,430,015	4,632,780	4,853,442
Other revenue	1,343,984	1,348,000	1,388,000	1,430,000	1,473,000	1,517,000	1,563,000	1,610,000	1,658,000	1,708,000
Sub Total Excl Rates	**109,038,086**	**113,330,366**	**117,427,146**	**121,712,467**	**126,219,144**	**130,496,857**	**134,890,675**	**139,508,355**	**144,473,165**	**149,630,808**
Expenditure from Operating Activities										
Employee costs	-53,237,708	-55,633,000	-58,136,000	-59,880,000	-61,676,000	-63,526,000	-65,432,000	-67,395,000	-69,417,000	-71,500,000
Materials and contracts	-39,212,258	-40,164,524	-40,687,804	-41,638,763	-42,763,000	-44,598,000	-45,802,000	-47,389,000	-49,069,000	-50,764,000
Utility charges	-4,023,674	-4,144,000	-4,268,000	-4,396,000	-4,528,000	-4,664,000	-4,804,000	-4,948,000	-5,096,000	-5,249,000
Depreciation and amortisation	-13,915,834	-14,194,000	-14,478,000	-14,768,000	-15,063,000	-15,364,000	-15,671,000	-15,984,000	-16,304,000	-16,630,000
Insurance expense	-1,295,967	-1,348,000	-1,402,000	-1,458,000	-1,516,000	-1,577,000	-1,640,000	-1,706,000	-1,774,000	-1,845,000
Interest expense	-352,294	-342,582	-294,789	-244,827	-717,883	-623,475	-524,010	-425,485	-346,940	-295,114
Other expenditure	-291,587	-300,000	-308,000	-317,000	-326,000	-335,000	-344,000	-354,000	-364,000	-374,000
Loss on asset disposal	-179,109	-184,482	-190,017	-195,717	-201,589	-206,628	-211,794	-217,089	-222,516	-228,079
Sub Total - Operating Expenditure	**-$ 112,508,433**	**-$ 116,310,588**	**-$ 119,764,610**	**-$ 122,898,307**	**-$ 126,791,472**	**-$ 130,894,104**	**-$ 134,428,804**	**-$ 138,418,574**	**-$ 142,593,456**	**-$ 146,885,193**
Discontinued Operations	-205,562									
Non Cash Items										
Non-Current asset movement	-380,494	-380,494	-380,494	-380,494						
Loss on asset disposal	179,109	184,482	190,017	195,717	201,589	206,628	211,794	217,089	222,516	228,079
Depreciation	13,915,834	14,194,000	14,478,000	14,768,000	15,063,000	15,364,000	15,671,000	15,984,000	16,304,000	16,630,000
Amount Attributable to Operating Activities	**$ 10,038,541**	**$ 11,017,766**	**$ 11,950,058**	**$ 13,397,383**	**$ 14,692,261**	**$ 15,173,382**	**$ 16,344,666**	**$ 17,290,870**	**$ 18,406,225**	**$ 19,603,694**
Investing Activities										
Non-operating grants, subsidies and contributions	7,348,288	10,868,618	10,646,645	9,217,470	9,329,113	14,169,878	11,619,806	6,275,039	6,242,462	3,645,069
Purchase and construction of infrastructure	-12,248,964	-17,191,525	-16,008,057	-16,480,895	-16,626,941	-21,948,921	-19,181,347	-12,801,745	-13,203,822	-12,508,722
Purchase of property, plant and equipment	-14,080,858	-10,987,816	-20,807,803	-10,998,902	-7,948,586	-9,542,782	-9,570,071	-7,994,884	-8,477,790	-10,544,029
Proceeds from disposal of assets	669,701	562,998	638,396	719,238	772,925	704,033	688,075	602,002	898,157	1,001,413
Amount Attributable to Investing Activities	**-$ 18,311,833**	**-$ 16,747,726**	**-$ 25,530,819**	**-$ 17,543,088**	**-$ 14,473,490**	**-$ 16,617,792**	**-$ 16,443,537**	**-$ 13,919,589**	**-$ 14,540,994**	**-$ 18,406,269**
Financing Activities										
Repayment of borrowings (principal)	-1,006,544	-1,046,522	-1,088,949	-1,765,029	-1,851,405	-1,942,230	-1,609,200	-809,888	-861,714	-916,857
Proceeds from New Borrowings	0	0	8,487,200	0	0	0	0	0	0	0
Payments for principal portion of lease liabilities	-225,843	-232,618	-239,597	-246,785	-254,188	-260,543	-267,057	-273,733	-280,576	-287,591
Transfers to reserves (restricted assets)	-5,292,052	-3,915,464	-3,291,056	-3,064,826	-2,847,189	-2,816,661	-2,726,997	-2,730,221	-3,877,269	-3,074,905
Transfers from reserves (restricted assets)	14,797,731	10,924,565	9,713,163	9,222,345	4,734,011	6,463,845	4,702,125	442,560	1,154,329	3,081,928
Amount Attributable to Financing Activities	**$ 8,273,292**	**$ 5,729,960**	**$ 13,580,761**	**$ 4,145,705**	**-$ 218,771**	**$ 1,444,410**	**$ 98,871**	**-$ 3,371,282**	**-$ 3,865,231**	**-$ 1,197,425**
Surplus/(Deficit)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

Long-Term Financial Plan
Statement of Comprehensive Income

	Year 1 2026/27	Year 2 2027/28	Year 3 2028/29	Year 4 2029/30	Year 5 2030/31	Year 6 2031/32	Year 7 2032/33	Year 8 2033/34	Year 9 2034/35	Year 10 2035/36
Revenue										
Rates	67,369,015	70,863,300	74,760,782	78,125,017	81,640,643	84,906,269	88,302,519	91,834,620	95,508,005	99,328,325
Operating grants, subsidies and contributions	3,968,140	4,087,000	4,210,000	4,336,000	4,466,000	4,578,000	4,692,000	4,809,000	4,929,000	5,052,000
Fees and charges	30,382,079	31,293,615	32,232,440	33,199,440	34,195,440	35,050,310	35,926,540	36,824,720	37,745,380	38,689,040
Interest earning	5,974,868	5,738,451	4,835,924	4,622,010	4,444,061	4,445,279	4,406,616	4,430,015	4,632,780	4,853,442
Other revenue	1,343,984	1,348,000	1,388,000	1,430,000	1,473,000	1,517,000	1,563,000	1,610,000	1,658,000	1,708,000
	109,038,086	113,330,366	117,427,146	121,712,467	126,219,144	130,496,857	134,890,675	139,508,355	144,473,165	149,630,808
Expenses										
Employee costs	-53,237,708	-55,633,000	-58,136,000	-59,880,000	-61,676,000	-63,526,000	-65,432,000	-67,395,000	-69,417,000	-71,500,000
Materials and contracts	-39,212,258	-40,164,524	-40,687,804	-41,638,763	-42,763,000	-44,598,000	-45,802,000	-47,389,000	-49,069,000	-50,764,000
Utility charges	-4,023,674	-4,144,000	-4,268,000	-4,396,000	-4,528,000	-4,664,000	-4,804,000	-4,948,000	-5,096,000	-5,249,000
Depreciation and amortisation	-13,915,834	-14,194,000	-14,478,000	-14,768,000	-15,063,000	-15,364,000	-15,671,000	-15,984,000	-16,304,000	-16,630,000
Insurance expense	-1,295,967	-1,348,000	-1,402,000	-1,458,000	-1,516,000	-1,577,000	-1,640,000	-1,706,000	-1,774,000	-1,845,000
Interest expense	-352,294	-342,582	-294,789	-244,827	-717,883	-623,475	-524,010	-425,485	-346,940	-295,114
Other expenditure	-291,587	-300,000	-308,000	-317,000	-326,000	-335,000	-344,000	-354,000	-364,000	-374,000
	-$ 112,329,322	-$ 116,126,106	-$ 119,574,593	-$ 122,702,590	-$ 126,589,883	-$ 130,687,475	-$ 134,217,010	-$ 138,201,485	-$ 142,370,940	-$ 146,657,114
Operating Surplus / (Deficit)	**-3,291,236**	**-2,795,740**	**-2,147,448**	**-990,123**	**-370,739**	**-190,618**	**673,666**	**1,306,870**	**2,102,225**	**2,973,694**
Discontinued Operations	-205,562	0	0	0	0	0	0	0	0	0
Non-operating grants, subsidies and contributions	7,348,288	10,868,618	10,646,645	9,217,470	9,329,113	14,169,878	11,619,806	6,275,039	6,242,462	3,645,069
Profit / (Loss) on asset disposal	-179,109	-184,482	-190,017	-195,717	-201,589	-206,628	-211,794	-217,089	-222,516	-228,079
Net Result	$ 3,672,381	$ 7,888,396	$ 8,309,180	$ 8,031,630	$ 8,756,785	$ 13,772,631	$ 12,081,677	$ 7,364,820	$ 8,122,170	$ 6,390,684
Total comprehensive income	$ 3,672,381	$ 7,888,396	$ 8,309,180	$ 8,031,630	$ 8,756,785	$ 13,772,631	$ 12,081,677	$ 7,364,820	$ 8,122,170	$ 6,390,684

FORWARD CAPITAL WORKS PROGRAM - ASSET/PROJECT BY ASSET CLASS

	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Grand Total
Buildings											
Bayswater Waves	526,500	1,212,500	10,348,800	1,325,000	400,000		512,500	410,000			14,735,300
City wide					1,025,000	2,050,000	2,050,000	2,250,000	2,250,000	3,250,000	12,875,000
Civic Centre	540,000	256,250			440,750		260,350				1,497,350
Frank Drago Reserve - Bayswater City Soccer Club/Changerooms	500,000	3,000,000	1,500,000								5,000,000
Maylands Sport & Recreation - Maylands Bowling & Dragon Boat				250,000							250,000
Morley Sport and Recreation Centre				1,025,000							1,025,000
The RISE									571,704		571,704
Other Projects less than $250,000 in value	3,133,111	2,829,612	4,173,897	3,891,871	1,973,334	2,406,825	1,567,714	931,802	665,875	959,575	22,533,616
Total	**4,699,611**	**7,298,362**	**16,022,697**	**6,491,871**	**3,839,084**	**4,456,825**	**4,390,564**	**3,591,802**	**3,487,579**	**4,209,575**	**58,487,970**
Drainage											
Peninsula Rd	273,667	273,667	273,667								821,001
Other Projects less than $250,000 in value	50,000	50,000	50,000	121,750	167,928	218,275	218,275	200,605	205,313	234,185	1,516,331
Total	**323,667**	**323,667**	**323,667**	**121,750**	**167,928**	**218,275**	**218,275**	**200,605**	**205,313**	**234,185**	**2,337,332**
Pathways											
Broun Av										756,302	756,302
City wide			597,000		350,000				600,000	700,000	2,247,000
Collier Rd					643,167		1,286,334	1,276,863			3,206,364
Crimea St	300,000										300,000
Johnsmith St						347,155					347,155
McGilvray Av					457,450						457,450
Swan View Tce			446,859								446,859
Walter Rd East		250,000	250,000								500,000
Walter Rd West				1,098,808							1,098,808
Other Projects less than $250,000 in value	816,474	751,602	470,090	455,000	302,212	542,751	465,000	559,034	353,351	285,000	5,000,514
Total	**1,116,474**	**1,001,602**	**1,763,949**	**1,553,808**	**1,752,829**	**889,906**	**1,751,334**	**1,835,897**	**953,351**	**1,741,302**	**14,360,452**
ICT											
City wide	1,167,435	1,020,801	493,435	1,133,896	493,435	1,378,435	1,393,301	493,435	493,435	1,133,896	9,201,504
Other Projects less than $250,000 in value	1,212,505	508,719	1,072,855	251,219	651,928	640,272	626,632	1,034,653	605,776	491,889	7,096,448
Total	**2,379,940**	**1,529,520**	**1,566,290**	**1,385,115**	**1,145,363**	**2,018,707**	**2,019,933**	**1,528,088**	**1,099,211**	**1,625,785**	**16,297,952**
Other Transport											
Progress St						544,224					544,224
Tourer Ct							295,228				295,228
Other Projects less than $250,000 in value	341,126	228,190	419,088	591,807	178,720	178,720	178,720	118,720	302,470	308,157	2,845,718
Total	**341,126**	**228,190**	**419,088**	**591,807**	**178,720**	**722,944**	**473,948**	**118,720**	**302,470**	**308,157**	**3,685,170**
Parks & Reserves											
Aviation Commemorative Park									376,744		376,744
Bardon Park					300,000	500,518			3,151,875		3,952,393
BrickWorks Park										409,744	409,744
City wide		1,575,938								410,000	1,985,938
Claughton Reserve							420,250				420,250
Crimea Park					429,443						429,443
De Lacy Reserve				378,225							378,225
Elstead Reserve							250,000				250,000
Emberson Reserve						381,377					381,377

FORWARD CAPITAL WORKS PROGRAM - ASSET/PROJECT BY ASSET CLASS

	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Grand Total
Embleton Golf Course							700,000	700,000			1,400,000
Frank Drago Reserve				262,787							262,787
Frank Drago Reserve - Bayswater Tennis Clubrooms			300,000								300,000
Hillcrest Reserve										594,916	594,916
Houghton Park								527,940			527,940
Maylands Lakes (Brickworks Lake, Lake Bungana and Lake Brearley)		1,800,000	1,800,000	3,000,000	4,000,000	1,300,000					11,900,000
Maylands Peninsula Golf Course	750,000	2,000,000	2,250,000								5,000,000
Maylands Waterland				250,000		4,250,000					4,500,000
RA Cook Reserve					425,503						425,503
Riverside Gardens									933,349		933,349
Waltham Reserve			250,000								250,000
Other Projects less than $250,000 in value	2,400,719	1,907,291	2,110,515	2,468,549	2,223,888	2,446,276	2,487,839	1,780,714	1,393,868	2,020,374	21,240,033
Total	**3,150,719**	**7,283,229**	**6,710,515**	**6,359,561**	**7,378,834**	**8,878,171**	**3,858,089**	**3,008,654**	**5,855,836**	**3,435,034**	**55,918,642**
Fleet											
Engineering Works	550,000			550,000							1,100,000
Tree Services	300,000										300,000
Other Projects less than $250,000 in value	1,407,945	1,839,901	2,024,363	1,638,567	2,077,769	1,958,897	1,841,745	1,605,928	2,371,327	2,607,543	19,373,985
Total	**2,257,945**	**1,839,901**	**2,024,363**	**2,188,567**	**2,077,769**	**1,958,897**	**1,841,745**	**1,605,928**	**2,371,327**	**2,607,543**	**20,773,985**
Roads											
Bassendean Rd						309,345					309,345
Benara Rd		744,662	936,080							738,000	2,418,742
Broun Av		463,506	944,189								1,407,695
City wide	1,000,000	1,000,000	1,000,000						774,539	1,000,000	4,774,539
Collier Rd								353,625			353,625
Crimea St	634,209					508,679	971,602			971,602	3,086,092
Embleton Av								1,035,152		1,092,809	2,127,961
Garratt Rd		500,000									500,000
Grey St			339,275								339,275
Guildford Rd		420,999									420,999
Kirkham Hill Tce	276,083										276,083
Malaga Dr				860,082							860,082
McGilvray Av		565,351			366,477						931,828
Morley Dr		409,952				311,108					721,060
Peninsula Rd	298,485										298,485
Railway Pde							536,793				536,793
River Rd								260,248			260,248
Seventh Av	275,365										275,365
Slade St						304,015					304,015
Walter Rd						853,625	2,830,169	2,500,000			6,183,794
Walter Rd West			338,250								338,250
Wellington Rd					753,547	883,343					1,636,890
Whatley Cr									1,331,367		1,331,367
Whatley Cr		1,380,000		2,680,000	1,680,000	4,060,000	4,060,000				13,860,000
Other Projects less than $250,000 in value	2,453,833	2,369,643	2,314,116	2,915,346	2,494,487	1,460,237	1,839,805	1,456,762	1,414,116	495,000	19,213,345
Total	**4,937,975**	**7,854,113**	**5,871,910**	**6,455,428**	**5,294,511**	**8,690,352**	**10,238,369**	**5,605,787**	**3,520,022**	**4,297,411**	**62,765,878**
Grand Total	**19,207,457**	**27,358,584**	**34,702,479**	**25,147,907**	**21,835,038**	**27,834,077**	**24,792,257**	**17,495,481**	**17,795,109**	**18,458,992**	**234,627,380**

The numbers in this table are based on todays values and have been indexed within the Statement of Financial Activity/Long Term Financial Plan.
The above numbers do not include the purchase of land or Carry Forward Projects from 25/26.

OPTION 2 - NET IMPACT ON NEW FTE AND PROJECTS

New FTE	Total Budget	Reduction	Updated Budget	Comment
Governance Officer	72,523	24,252	48,271	deferred
Senior Statutory Planning Officer	83,854	83,854	-	removed
Activation Officer	120,686	120,686	-	removed
Project Officer	48,274	16,143	32,131	deferred
Strategic Planning Officer	72,413	12,069	60,344	reduced from 0.6 to 0.5
Existing Graphic designer- 26/27 Increased to 1 FTE	46,633	15,594	31,039	deferred
Digital Content Officer	129,035	45,963	83,072	deferred
	573,418	**318,561**	**254,857**	
New Project				
40 km/h Speed Zone – Various Areas	25,000	25,000	-	removed
Advocacy Priorities	101,800		101,800	nil impact
Artificial Intelligence (AI) Approach & Implementation Roadmap	100,000	100,000	-	removed
Asset Management System	35,000		35,000	nil impact
CCTV System Projects	486,000		486,000	nil impact
Community Events and Arts	394,721		394,721	nil impact
Data Platform Analytics Capability Establishment	120,000	120,000	-	removed
AI Workflow Automation - replaces the 2 DSS Proejcts removed	-	(80,000)	80,000	replaces 2 DSS Projects removed (above)
Develop Investment Attraction, Retention and Expansion (IARE) Plan	70,000		70,000	nil impact
Drainage Inspection, Cleaning and Maintenance	25,000		25,000	nil impact
EDEN Project	1,293,436		1,293,436	nil impact
Fleet Management System	35,000		35,000	nil impact
Forward Capital Works Program (FCWP) Management System	25,000		25,000	nil impact
Information Classification	50,000		50,000	nil impact
Information Security Action Plan - Cyber Security	82,000		82,000	nil impact
Infrastructure Master Planning	100,000	50,000	50,000	reduced
Local Planning Scheme (LPS) Community Engagement	50,000	20,000	30,000	reduced
Maylands Lakes Environmental Restoration	411,804		411,804	nil impact
Meet the Street Program	20,000	20,000	-	removed
Natural KRA Strategy Development	50,000		50,000	nil impact
Nintex Automation Module	30,000	30,000	-	removed
Parks Assets Revaluation	80,000		80,000	nil impact
Parks Inspection Improvement	15,000		15,000	nil impact
Spear Foundation - Everlasting Elders Program	25,000		25,000	nil impact
Traffic Assessments	30,000		30,000	nil impact
Underground Power (cannot be changed)	36,000		36,000	nil impact
Website Migration	175,000		175,000	nil impact
Total Projects	**3,865,761**	**285,000**	**3,580,761**	
Grand total	**4,439,179**	**603,561**	**3,835,618**	

10.1.2 Corporate Business Plan 2026/27 - 2029/30

Responsible Branch:	Governance and Strategy
Responsible Directorate:	Office of the CEO
Authority/Discretion:	Legislative
Voting Requirement:	***ABSOLUTE MAJORITY REQUIRED for limb 1***
Attachments:	1. Draft - Corporate Business Plan 26/27 - 29/30 [**10.1.2.1** - 84 pages]
Refer:	Nil
Officer Declaration:	*The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.*

This item does not contain any information that is considered confidential in accordance with Section 5.23 of the Local Government Act 1995.

SUMMARY

The Corporate Business Plan 2026/27 – 2029/30 has been developed through the annual Council-led Business Planning and Budget process and sets out the services, projects and initiatives that will be delivered over the next four years to achieve the outcomes and objectives of the Strategic Community Plan 2025 – 2035.

Council is requested to adopt the Corporate Business Plan 2026/27 – 2029/30 and authorise the CEO to approve any minor amendments required to ensure alignment and integration with the 2026/27 Annual Budget prior to publication.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

That Council:

1. **Adopts the Corporate Business Plan 2026/27 - 2029/30 as contained in Attachment 1, in accordance with section 5.56(1) of the *Local Government Act 1995* and regulation 19DA of the *Local Government (Administration) Regulations 1996.***

   ABSOLUTE MAJORITY REQUIRED

2. **Authorises the Chief Executive Officer to approve any minor administrative changes or any changes that may be required to ensure alignment and integration with the Annual Budget 2026/27 before the document is finalised for printing and publishing on the City's website.**

Cr Cale Black Moved, Cr Anthony Pittaway Seconded

CARRIED UNANIMOUSLY BY ABSOLUTE MAJORITY: 9/0

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, Cr Steven Ostaszewskyj, Cr Anthony Pittaway, Cr Michelle Sutherland, Cr Nat Latter, Cr Elli Petersen-Pik – Deputy Mayor, Cr Cale Black and Cr Donovan MacDonald.***

Against: ***Nil.***

BACKGROUND

The Council Plan for the Future 2025 – 2035 (the Council Plan) is the City's highest-level strategic document. Community-informed and Council-led, it sets the long-term direction for the City and guides all other planning activities.

The Council Plan incorporates the Strategic Community Plan (SCP), which captures the community's shared vision and establishes a sustainability framework structured around five Strategic Key Result Areas.

The SCP drives the development of the Corporate Business Plan (CBP), ensuring that the City's services, programs and projects are aligned to the long-term outcomes and objectives identified by the community.

The CBP sits within an Integrated Planning and Reporting Framework, which incorporates informing, resourcing, planning and reporting elements to support informed decision-making, accountability, transparency and the delivery of planned outcomes.

The development and maintenance of a CBP is a requirement under the *Local Government (Administration) Regulations 1996*. In line with the Regulations, the CBP is reviewed annually through the Council-led Business Planning and Budgeting process. The review considers organisational priorities, service delivery requirements, major projects, strategic initiatives, financial capacity and feedback from Elected Members.

EXTERNAL CONSULTATION

N/A

OFFICER'S COMMENTS

The draft Corporate Business Plan 2026/27 – 2029/30 (**Attachment 1**) translates the Strategic Community Plan outcomes and objectives into a four-year program of service delivery. It outlines the services, projects and initiatives the City will deliver, and the resources required to achieve them.

Guided by the Strategic Community Plan 2025 – 2035, the Corporate Business Plan provides a structured approach to delivering the community's vision through coordinated services, major projects, and financial planning aligned to the Long-Term Financial Plan.

The Delivery Plan represents the first year of the Corporate Business Plan and provides a detailed, operational view of what will be delivered over the next 12 months.

It translates Strategic Community Plan outcomes and objectives into specific actions, services and projects across the five Strategic Key Result Areas: Social, Built, Natural, Economic, and Leadership and Governance.

The Delivery Plan clearly outlines the activities to be undertaken, along with the resources required, ensuring accountability and transparency in delivering Council priorities.

Progress against the Corporate Business Plan is monitored through a comprehensive performance reporting framework. Quarterly performance reports are presented to Council and published on the City's website, providing updates on the delivery of services, operating projects, capital programs, informing strategies and plans, and key performance measures.

Annual performance is reported through the City's Annual Report, which provides a comprehensive summary of financial and operational results and demonstrates progress towards the outcomes and objectives of the Strategic Community Plan.

LEGISLATIVE COMPLIANCE

Local Government Act 1995
Local Government (Administration) Regulations 1996

RISK MANAGEMENT CONSIDERATION

The table below shows the level of risk for each impact category, if the officer's recommendation is not adopted by the Council.

Impact Category	Appetite	Risk Rating
Workplace, Health and Safety	Low	Low
Financial	Medium	Low
Reputation and Stakeholders	Medium	Medium
Service Delivery	Medium	Medium
Environment	Low	Low
Governance and Compliance	Low	Medium
Strategic Risk	SR08 – Business model fails to support an integrated and responsive delivery of services, facilities and infrastructure (Including leadership, structure and processes).	

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Council Plan 2025 – 2035, the following applies:

Key Result Area:	Leadership and Governance
Outcome 5.1	Good Governance
Objective 5.1.1	Provide ethical and accountable governance.

Key Result Area:	Leadership and Governance
Outcome 5.2	Stakeholder Leadership
Objective 5.2.1	Communicate and engage effectively to empower civic participation.

CONCLUSION

The draft Corporate Business Plan 2026/27 – 2029/30 provides a clear and integrated framework for delivering the outcomes and objectives of the Strategic Community Plan 2025 – 2035 over the next four years. Developed through the Council-led Business Planning and Budgeting process, the plan reflects organisational priorities, service delivery requirements, major projects, strategic initiatives, financial capacity and feedback from Elected Members.

Adoption of the Corporate Business Plan 2026/27 – 2029/30 will ensure the City meets its obligations under Regulation 19DA of the *Local Government (Administration) Regulations 1996* in relation to corporate business planning and annual review requirements.

Corporate Business Plan (2026/27 – 2029/30)

Acknowledgment of Country

Ngalla City of Bayswater kaatanginy baalapa Noongar Boodja baaranginy, Wadjuk moort Noongar moort, boordiar's koora koora, boordiar's ye yay ba boordiar's boordawyn wah.

The City of Bayswater acknowledges the Traditional Custodians of the land, the Whadjuk people of the Noongar Nation, and pays its respects to Elders past, present and emerging.

Inclusivity Statement

The City of Bayswater is committed to providing an inclusive, safe and respectful organisation and work environment, free from discrimination, harassment and racism. We recognise the impacts of inequity and discrimination and strive to remove the barriers these create.

We celebrate diversity as a strength within our community. Supporting diversity and operating in an inclusive and respectful manner is central to our values and principles of providing safe, accessible and welcoming services and facilities for the community.

Accessibility

This publication can be found on the City's website. It is available in alternative formats on request, including hard copy in large print or standard print, and electronic format.

我们可以根据要求以其他格式提供此信息。

Possiamo fornire queste informazione in altri formati su richiesta.

Chúng tôi có thể cung cấp thông tin này ở các định dạng khác theo yêu cầu.

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TIS National 为英语不流利人士提供免费口译服务, 帮助他们跟 贝斯沃特市沟通。如需了解更多有关信息，请浏览他们的网站 (www.tisnational.gov.au) 或致电 131 450。

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Dịch vụ Biên dịch và Thông dịch (TIS National) miễn phí có thể hỗ trợ những người không nói tiếng Anh giao tiếp với Thành phố Bayswater. Để tìm hiểu thêm, hãy truy cập trang web của họ www.tisnational.gov.au hoặc gọi 131 450.

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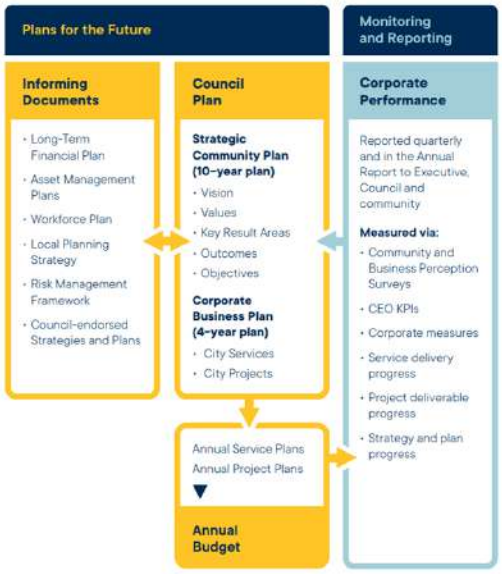
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This document is to be read in conjunction with the Council Plan 2025 – 2035 and replaces the 2025/26 – 2028/29 Corporate Business Plan section. In accordance with legislative requirements, the City's Corporate Business Plan is renewed each year following the Council-led Business Planning and Budgeting process.

Integrated Planning and Reporting

In accordance with State Government legislation, local governments are required to establish an Integrated Planning and Reporting Framework. This framework mandates the creation of a 'Plan for the Future' that is integrated with informing documents and resource plans.

The diagram below presents the City of Bayswater's approach to Integrated Planning and Reporting.



Council Plan

The Council Plan 2025 – 2035 is the City's highest-level strategic document. Community-informed and Council-led, it sets the long-term direction for the City and guides all other planning activities.

The Council Plan incorporates the Strategic Community Plan (SCP), which captures the community's shared vision and establishes a sustainability framework structured around five Strategic Key Result Areas:

- Social
- Built
- Natural
- Economic
- Leadership and Governance

Each Key Result Area is supported by clearly defined outcomes and objectives that guide the City's priorities over the next decade.

For further detail, refer to the Council Plan 2025 – 2035 at bayswater.wa.gov.au/city-and-council/integrated-planning-and-reporting-framework

The Strategic Community Plan drives the development of the Corporate Business Plan (CBP), ensuring that the City's services, programs and projects are aligned to the long-term outcomes and objectives identified by the community.

Corporate Business Plan

The Corporate Business Plan translates the Strategic Community Plan outcomes and objectives into a four-year program of service delivery. It outlines the services, projects and initiatives the City will deliver, and the resources required to achieve them.

The CBP is reviewed annually through a Council-led Business Planning and Budgeting process, informed by organisational input and engagement with Council.

Guided by the Strategic Community Plan 2025 – 2035, the Corporate Business Plan provides a structured approach to delivering the community's vision through coordinated services, major projects and financial planning aligned to the Long-Term Financial Plan.

Delivery Plan

The Delivery Plan represents the first year of the Corporate Business Plan and provides a detailed, operational view of what will be delivered over the next 12 months.

It translates Strategic Community Plan outcomes and objectives into specific actions, services and projects across the five Strategic Key Result Areas: Social, Built, Natural, Economic, and Leadership and Governance.

The Delivery Plan clearly outlines the activities to be undertaken, along with the resources required, ensuring accountability and transparency in delivering Council priorities.

Message from the CEO

On behalf of the City of Baywater, I am pleased to present our Corporate Business Plan (CBP) 2026/27 – 2029/30. This document translates our community's aspirations, as set out in the City's Strategic Community Plan (SCP) 2025 – 2035, into a program of work for the next four years.

This CBP outlines actions the City will take to deliver on our SCP across the five key result areas of Social, Built, Natural, Economic, and Leadership and Governance.

From a social perspective, we will continue to foster an inclusive and connected community through a diverse range of programs, events and initiatives. These bring people together, celebrate local creativity and activate public spaces across our City. We remain committed to strengthening neighbourhood connections and promoting community safety through initiatives such as modernising our CCTV network.

Within the City's built environment, we will plan for connected, accessible and safe roads, pathways and places, and improve the amenity of our public spaces and streetscapes. A modern management system will be introduced to support the planning, management and reporting of our transport assets. We will also support safety improvements through the delivery of underground power infrastructure and 40km/hr speed zones.

In the natural environment, we will continue to preserve and enhance our biodiversity and the health of our river, wetlands and bushland areas. Increasing tree canopy and maintaining the City's many inviting green open spaces remain key priorities. We will also advance our efforts to enhance the health of the Maylands Lakes system through ongoing environmental restoration.

A strong local economy helps create jobs, attract investment and support a vibrant community. Over the next four years, we will strengthen our business community and leverage State Government infrastructure investment to enhance the City's appeal as a place to live, work and visit. We will develop a targeted Investment Attraction, Retention and Expansion Plan to support existing businesses, improve investment readiness and attract sustainable economic growth.

An organisation-wide commitment to good governance, transparent communication and financial sustainability underpins all that we do. Leadership and Governance priorities include redeveloping the City's website to be more user friendly, accessible and secure; establishing a safe and practical framework for approaching and implementing artificial intelligence; and continuing to modernise our enterprise resource planning system through the EDEN Project.

This CBP outlines how we will measure, monitor and report on our progress, ensuring transparency and accountability as we deliver on our commitments. By tracking our performance against the priorities set out in this plan, we will continue working towards a thriving, sustainable and inclusive Bayswater.

Jeremy Edwards

Chief Executive Officer

Our Council

Council is responsible for setting the strategic direction of the City of Bayswater, informed by community aspirations and implemented by the City's administration, as documented within the Council Plan.

Council oversees the performance of the City's functions, the allocation of resources and finances, and determines the City's policies. Our Elected Members provide leadership and guidance to the community, facilitate communications between the community and Council, and participate in decision-making processes at Council and Committee meetings.

Following the October 2025 local government elections, the City of Bayswater's Council was sworn in, comprising nine Elected Members. Four members were newly elected: Cr Loiacono, Cr Pittaway, Cr Black and Cr Donovan, while five continuing members remained on Council. Cr Elli Petersen-Pik was the only councillor re-elected at the election and was subsequently appointed Deputy Mayor at the special Council meeting held on 20 October 2025.

Insert Elected Member Image

Our Organisation

The City's valued and dedicated workforce deliver the services and projects required to achieve the Strategic Community Plan outcomes and objectives, as outlined in this Corporate Business Plan. The Chief Executive Officer (CEO) is appointed by and directly accountable to Council.

The CEO leads the Office of the CEO, with the other three directorates each led by a Director who reports to the CEO. Directorates are made up of a number of business branches, each overseen by a Branch Manager.

The diagram outlines the directorates and branches, illustrating the organisation and workforce structure.

Insert Organisation Structure Image

Corporate Business Plan 2026/27 – 2029/30

Key Services

The City of Bayswater delivers a wide range of services that enable the delivery of the Corporate Business Plan over the four-year period.

These services are responsible for planning, delivering and managing programs, projects and day-to-day operations that support the delivery of the Corporate Business Plan and contribute to achieving the Strategic Community Plan outcomes and objectives.

Social	Built	Natural	Economic	Leadership and Governance
Arts and Events Community Strategy and Programs Emergency Management Golf Courses Health Services Library and Community Centres Ranger Services Recreation Services Safety and Crime Prevention	Asset Management and Mapping Building Maintenance Infrastructure Projects Property (Community) Statutory Building Statutory Planning and Compliance Strategic Land-use Planning Transport Infrastructure and Operations	Environmental Sustainability Parks and Gardens Waste Management	Economic Development	Communications, Engagement and Customer Relations Digital Solutions and Services Financial Services Governance and Executive Services People, Culture and Safety Planning, Performance and Risk Plant, Fleet and Equipment

Major Projects

The following approved major projects are planned for delivery over the four-year period of the Corporate Business Plan. These projects support the delivery of services and infrastructure and contribute to achieving the Strategic Community Plan outcomes and objectives.

A high-level overview of each project is provided on page 77.

Capital **The following capital programs are planned to be delivered over the next four years.**	**Operating** **The operating projects below are the first tranche planned for delivery over the next four years.**
Social	Social
ICT – CCTV Infrastructure	40km Speed Zone CCTV System Projects Community Events and Arts Meet the Street Spear Foundation - Everlasting Elders Program
Built	Built
Buildings Program – City Sport and Recreation Buildings Program – Community Buildings Buildings Program – Operational Buildings Parks & Reserves Program – Parks Built Parks & Reserves Program – Playgrounds Parks & Reserves Program – Sportsgrounds Pathways Program Roads and Car parks Program Transport – Drainage Transport – Other	Drainage Inspection, Cleaning and Maintenance Infrastructure Master Planning Local Planning Scheme No 25 Community Engagement Traffic Assessment Underground Power
Natural	Natural
Parks & Reserves Program – Bores and Irrigation Program	Maylands Lakes Environmental Restoration Natural KRA Strategy Development

Parks & Reserves – Parks Natural	
Economic	Economic
	Advocacy Priorities Develop Investment Attraction, Retention and Expansion (ARE) Plan
Leadership and Governance	Leadership and Governance
ICT – Technology and Equipment Plant and Fleet	AI Approach and Implementation Roadmap Asset Management System EDEN Project Fleet Management System Forward Capital Works Management System Information Classification Information Security Action Plan – Cyber Security Nintex Automation Module Parks Assets Revaluation Parks Inspection Improvement Platform Analytics Capability Establishment Website Migration

Funding the Corporate Business Plan

The Corporate Business Plan is funded through a combination of rates, grants, fees and charges, and other revenue sources. Through careful financial planning, the City can continue to deliver essential services, infrastructure and community outcomes while maintaining long-term financial sustainability.

The City's Long-Term Financial Plan (LTFP) provides the financial framework that supports delivery of the Strategic Community Plan and the Corporate Business Plan. The Corporate Business Plan represents the first four years of the LTFP, translating long-term priorities into funded services, projects and initiatives. Year One of the LTFP forms the City's balanced 2026/27 Budget. Refer to page 75 for further information on the 2026/27 Budget and Long-Term Financial Plan.

Monitoring and Reporting

The City monitors performance against the Corporate Business Plan to ensure delivery of the Strategic Community Plan outcomes and objectives.

Quarterly Performance Reporting
Quarterly reports are presented to Council and published on the City's website. These reports provide updates on the progress of the Delivery Plan (Year 1 of the Corporate Business Plan) across each Key Result Area, including:

- Service delivery
- Operating projects
- Capital programs
- Progress against informing strategies and plans
- Performance Measures*

Annual Performance Reporting
The Annual Report provides a comprehensive summary of financial and operational performance for the preceding year. It demonstrates progress against the Strategic Community Plan outcomes and objectives, as delivered through the Corporate Business Plan and Delivery Plan.

* Performance Measures are currently under review and will be updated throughout the reporting year.

Delivery Plan 2026/27

The Delivery Plan represents Year 1 of the Corporate Business Plan. While the Corporate Business Plan outlines the services, projects and initiatives planned over the next four years, the Delivery Plan provides a detailed view of the activities, budgets and resources that will be delivered during 2026/27.

The following pages outline how the City will invest in services, infrastructure and organisational capability over the next 12 months to deliver progress towards the Council Plan outcomes and objectives.

Delivery Plan at a Glance

In 2026/27, we will deliver

ICON	ICON	ICON	ICON	ICON	ICON
497 actions across **28 services**	**$109.6 million** in operating income	**$118.1 million** on community services and operating expenses	**$8.5 million** net service cost	**$19.1 million** capital works program	Management of **$1.1 billion** in community assets

Note: The Corporate Business Plan presents all operating costs, including those associated with discontinued operations and overheads allocated to capital projects. This treatment differs from the disclosure presented in the Statement of Financial Activity.

Overview by Key Result Area

The City delivers services and infrastructure across five Key Result Areas (KRAs). Together, these KRAs support the community's vision outlined in the Council Plan and provide a framework for delivering outcomes across the City.

Income by KRA

KRA	$	%
Social	$13,552,637	12.4%
Built	$2,354,788	2.1%
Natural	$15,973,652	14.6%
Economic	$490,426	0.4%
Leadership & Governance	$77,223,516	70.5%
Total	**$109,595,019**	**100.0%**

Expenditure by KRA

KRA	$	%
Social	$37,122,108	31.4%
Built	$25,636,673	21.7%
Natural	$36,979,374	31.3%
Economic	$2,575,969	2.2%
Leadership & Governance	$15,776,454	13.4%
Total	**$118,090,578**	**100.0%**

Net Cost to Deliver Community Outcomes

The net cost to deliver represents the funding required to provide services and activities after service-specific income has been considered.

KRA	$	%
Social	$23,569,472	33.7%
Built	$23,281,886	33.3%
Natural	$21,005,722	30.0%
Economic	$2,085,543	3.0%
Leadership & Governance	$(61,447,062)	Funding Contributor
Total	**$69,942,623**	**100.0%**

Note: Leadership & Governance is a net funding contributor, generating revenue that supports the delivery of services across all Key Result Areas. As a result, it is not included in the Net Cost to Deliver percentage allocation.

Investing in our City

A significant portion of the 2026/27 Budget is allocated to capital works that improve community infrastructure, public spaces and service delivery. These investments help create safer neighbourhoods, connected places and sustainable assets for current and future generations.

Capital Works Program – Total Capital Investment: $19.1 million

	Investment Area	$
ICON	Transport Infrastructure – Roads and Pathways	6,719,242
ICON	Civic and Community Buildings	3,266,644
ICON	Fleet	2,257,945
ICON	Sport and Recreation Assets	1,910,992
ICON	Environmental Assets	1,482,894
ICON	Corporate Services	1,340,940
ICON	Parks and Playgrounds Infrastructure	1,089,800
ICON	CCTV Infrastructure	1,039,000

Budget at a Glance 2026/27

The City's Long-Term Financial Plan supports the sustainable delivery of services, infrastructure and community outcomes while maintaining a balanced budget and strong financial position for future generations.

Operating Income		
Total income by category		Percentage (data for pie graph)
Rates	$67,369,015	61.78%
Operating grants, subsides and contributions	$3,968,140	3.64%
Fees and charges	$30,382,079	27.87%
Interest earnings	$5,974,868	5.48%
Other revenue	$1,343,984	1.23%
Total	**$109,038,086**	**100%**

Operating Expenses		
Total expenditure by category		Percentage (data for pie graph)
Employee costs	$(53,237,708)	47.32%
Materials and contracts	$(39,212,258)	34.85%
Utility charges	$(4,023,674)	3.58%
Depreciation	$(13,915,834)	12.37%
Insurance	$(1,295,967)	1.15%
Other expenditure	$(291,587)	0.26%
Finance costs	$(352,294)	0.31%
Profit/(Loss) on asset disposal	$(179,109)	0.16%
Total	**$(112,508,431)**	**100%**

Social

Key Result Area Vision: Our community is diverse, cohesive and inclusive. We enjoy safe and accessible connections to services, events, activities and recreational spaces that support health, wellbeing and resilience. Our Aboriginal and global cultures and heritage are respected, supported and celebrated.

Outcome: 1.1 A Connected and Inclusive Community
Objectives:
1.1.1 Enhance our local identity through social and arts programs and events that celebrate our diverse cultures, history and heritage.
1.1.2 Facilitate partnerships and access to services for all community.
1.1.3 Build strong relationships, social connections and inclusive participation with our diverse community.

Outcome: 1.2 A Safe and Resilient Community
Objectives:
1.2.1 Facilitate a safe environment.
1.2.2 Foster community resilience by increasing capability to prevent, prepare for, respond to, and recover from rapid change and disasters.

Outcome: 1.3 An Active and Healthy Community
Objectives:
1.3.1 Strengthen public health and wellbeing through providing, supporting and/or advocating for services that support our community.
1.3.2 Provide welcoming, quality recreational spaces and activities.

Performance Measures

- Total number of and dollar value of Better Bayswater Grants issued
- Total community service partnership agreements
- Total number of and dollar value of Community Event Grants and City support
- Total number of City-led community events
- Percentage of Bayswater residents registered as library members
- Percentage of Bayswater residents registered as recreation centre members
- Percentage usage of City's facilities (hours booked/total available hours):
  - Sports courts
  - Venues
  - Meeting rooms
- Number of customer requests received for Community Safety matters

Informing Documents

- Inclusive Bayswater: Access and Inclusion Plan 2025-2029
- Innovate Reconciliation Action Plan 2021–2023
- Healthier Bayswater: Public Health and Wellbeing Plan 2026–2031
- Youth Platform Action Plan 2019-2023
- Cultural Plan 2019–2024
- Age Friendly Strategy 2021–2025
- Community Recreation Plan 2022–2032
- Play Space Plan 2019–2029

In 2026/27, the Social Key Result Area will deliver 113 actions across 9 services to strengthen community connection, wellbeing, inclusion and safety. These initiatives support a connected, resilient and healthy community, and are supported by a net investment of $23.6 million.

2026/27 Investment in this Key Result Area

Social Income	$13,552,637	**Social Expenditure**	$37,122,108
Total Income	$109,595,019	**Total Expenditure**	$118,090,578

Net cost to deliver service.

Key Services

The following are the key services that contribute to our Social KRA:

- Arts and Events
- Community Strategy and Programs
- Emergency Management
- Golf Courses
- Health Services
- Library and Community Centres
- Ranger Services
- Recreation Services
- Safety and Crime Prevention

Projects (delivered and contributing)
Capital Programs
ICT – CCTV Infrastructure

Operating Projects
40km Speed Zone (**contributing**)
CCTV System Projects
Community Events and Arts
Meet the Street
Spear Foundation – Everlasting Elders Program

1. Arts and Events

Deliver arts and cultural programs, signature events and community-led initiatives that connect people and celebrate creativity. Manage the art collection, host major events, support local groups to run their own activities, and administer grants for community projects. The purpose is to foster an inclusive, vibrant community and strengthen local arts and cultural engagement.

Strategic Community Plan Outcomes

1.1 A Connected and Inclusive Community
4.2 Distinctive Centres

Sub Services and Outputs

1.1. Arts and Culture

- Curate and manage the City's art and culture assets
- Promote arts and cultural engagement

1.2. City-led Events

- Plan, support and deliver vibrant and inclusive City-led events and programs
- Coordinate the administration and delivery of Citizenship Ceremonies, as per the Department of Home Affairs' Australian Citizenship Ceremonies Code

1.3. Community-led Events

- Support and, as applicable, promote community-led events and programs
- Assess and approve external event applications

1.4. Community Event Grant Management

- Promote and administer the Community Events Grants and Sponsorship program

Priority Actions and Projects

Category	Deliverable
Priority Actions	Progress implementation of Cultural Plan 2019-2024
	Progress implementation of Inclusive Bayswater – Access and Inclusion Plan 2025-2029
	Arts Collection Management and Investment Program
Operating	Community Events & Arts

Full Time Equivalent (FTE)

Permanent	Fixed-Term	Casual	Total
3.0	-	0.21	3.21

Net Cost of Service ($)

Revenue	Direct Cost	Indirect Cost	**Net Cost**
(79,558)	782,241	122,813	**825,496**

2. Community Strategy and Programs

Plan and coordinate programs and services that connect and support all community members, with additional assistance for vulnerable groups. Facilitate capacity building, design inclusive initiatives and strengthen community connections through advocacy, engagement and volunteer coordination.

Strategic Community Plan Outcomes

1.1 A Connected and Inclusive Community
1.3 An Active and Healthy Community

Sub Services and Outputs

2.1. Community Grants

- Administer the Better Bayswater and Schools Health and Wellbeing Service grant programs

2.2. Community Programming

- Plan, develop and deliver literacy, education, social, fitness, health and wellbeing programs across libraries, recreation centres and community venues
- Coordinate partnerships and advocacy through the Age Friendly Ambassador Program and Youth Advisory Council
- Manage the Volunteer Program, including recruitment, recognition, monitoring and support
- Manage the Community Bus Hire program, including bookings and scheduling
- Deliver programming for NAIDOC Week and Harmony Week

2.3. Community Strategy

- Manage partnerships with Youth, Age-Friendly, Health and Wellbeing, Access and Inclusion, and Reconciliation stakeholders
- Facilitate and support the Disability, Inclusion and Diversity, and Reconciliation Advisory Groups
- Collaborate with and manage service providers to deliver prevention and early intervention strategies for homelessness

Priority Actions and Projects

Category	Deliverable
Priority Actions	Progress implementation of Youth Platform Action Plan 2019-2023
	Progress implementation of Age Friendly Strategy 2021-2025
	Progress implementation of Inclusive Bayswater: Access and Inclusion Plan 2025-2029
	Progress implementation of Healthier Bayswater: Public Health and Wellbeing Plan 2026-2031
	Homelessness Outreach Services
Operating	Meet the Street Program

	Spear Foundation – Everlasting Elders Program

Service Full Time Equivalent (FTE)

Permanent	Fixed-Term	Casual	Total
8.45	2	0.20	10.65

Net Cost of Service ($)

Revenue	Direct Cost	Indirect Cost	Net Cost
(11,500)	1,617,521	414,264	**2,020,285**

3. Emergency Management

Plan, coordinate and support emergency management activities, including education, preparedness, response and recovery. Ensure compliance with legislative requirements and strengthen community resilience through collaboration and planning.

Strategic Community Plan Outcomes

1.2 A Safe and Resilient Community

Sub Services and Outputs

3.1. Emergency Management

- Prepare and maintain local emergency management and recovery management plans
- Fulfil emergency management responsibilities in accordance with *Emergency Management Act 2013*
- Provide administrative support for the Bayswater SES Local Government Grant Scheme, including funding and acquittal reviews
- Establish and provide administrative and governance support to the City's Local Emergency Management Committee (LEMC), including coordination of meetings and related activities

Full Time Equivalent (FTE)

Permanent	Fixed-Term	Casual	Total
0.40	-	-	0.40

Net Cost of Service ($)

Revenue	Direct Cost	Indirect Cost	Net Cost
(60,000)	61,323	63,703	**65,026**

4. Golf Courses

Ensure the provision and maintenance of sustainable, accessible golf courses, and manage effective oversight of contracted services.

Strategic Community Plan Outcomes

1.3 An Active and Healthy Community

Sub Services and Outputs

4.1. Contractor Management

- Monitor and ensure contracted golf course operator meets agreed service level standards and contractual obligations
- Carry out facility and compliance inspections

4.2. Golf Course Grounds

- Perform ground maintenance – mowing, weed control, fertiliser, irrigation etc. to ensure golf course grounds are maintained to City standards

Priority Actions and Projects

Category	Deliverable
Priority Actions	Monitor contract key performance measures

Full Time Equivalent (FTE)

Permanent	Fixed-Term	Casual	Total
6.00	-	-	6.00

Net Cost of Service ($)

Revenue	Direct Cost	Indirect Cost	Net Cost
(2,335,000)	767,700	906,160	**(658,139)**

5. Health Services

Administer public health legislation and codes of practice to protect community health. Monitor compliance through inspections, approvals, investigations and education, ensuring statutory requirements are met.

Strategic Community Plan Outcomes

1.2 A Safe and Resilient Community

1.3 An Active and Healthy Community

5.1 Good Governance

Sub Services and Outputs

5.1. Environmental Health

- Undertake compliance activities, including inspections, approvals, investigations and education to maintain public health and safety (food premises, public buildings, beauty therapy, lodging houses, events and light industry)
- Assess and approve food vehicles, temporary food businesses and event applications
- Conduct health assessments and process Racing, Gaming and Liquor approvals, noise management plans and septic tank applications
- Investigate and manage City-owned contaminated sites to ensure compliance with legislation
- Implement pest control measures to protect public health, including the provision of rat bait
- Promote health awareness and education
- Investigate and resolve health-related complaints, including asbestos, noise, dust, odour, sewerage, pollution and unauthorised discharge
- Undertake water sampling of aquatic facilities, recreational water bodies and other locations where necessary (e.g. the main drain) to monitor water quality

5.2. Mosquito Control

- Monitor and treat mosquito breeding sites on public land to reduce health risks
- Provide community education on mosquito prevention and health risks
- Deliver commercial mosquito control services to other local governments and agencies

Priority Actions and Projects

Category	Deliverable
Priority Actions	Upgrades to Property and Rating
	Inspections of statutory premises to required timeframes
	Inspection of health-related complaints to minimise public health risks
	Control mosquitoes on public land to reduce the risk of mosquito-borne disease
	Undertake other pest control (i.e. bees and ants etc.) on public land
	Monitor water quality in the Bayswater Main Drain and Swan River through water sampling to identify unauthorised discharges

Full Time Equivalent (FTE)			
Permanent	**Fixed-Term**	**Casual**	**Total**
10.07	1	0.80	11.87

Net Cost of Service ($)			
Revenue	**Direct Cost**	**Indirect Cost**	**Net Cost**
(478,717)	1,908,702	707,616	**2,137,601**

6. Library and Community Centres

Deliver welcoming, accessible spaces and high-quality customer experiences that connect the community with information, resources, services and programs, and support participation in lifelong learning, creativity, wellbeing and social engagement.

Strategic Community Plan Outcomes

1.1 A Connected and Inclusive Community

1.2 A Safe and Resilient Community

1.3 An Active and Healthy Community

Sub Services and Outputs

6.1. Community Centres

- Manage accessible spaces that support social connection, learning and active participation
- Promote and support delivery of programs and activities that enhance wellbeing and social inclusion
- Provide services that respond to local needs with inclusive initiatives that foster harmony and social cohesion

6.2. Customer Experience

- Provide front counter customer service, including enquiries, processing financial transactions and receipting for rates, registrations, fees, charges and fines
- Provide information and guidance to connect customers with services, collections, programs and community information
- Support access to library and community centre services and programs
- Support other service areas through front counter assistance and customer-facing administrative support
- Maintain welcoming, safe and inclusive spaces

6.3. Library Services

- Deliver public library services and spaces that support literacy, lifelong learning and community connection
- Plan and deliver programs and activities, including literacy, digital, creative and community learning initiatives
- Maintain library technology to enable access to digital resources and support digital literacy
- Manage and maintain physical and digital collections
- Provide home-based and institution library services ensuring equitable access

Priority Actions and Projects

Category	Deliverable
Priority Actions	Progress implementation of Youth Platform Action Plan 2019-2023
	Progress implementation of Age Friendly Strategy 2021-2025
	Progress implementation of Inclusive Bayswater: Access and Inclusion Plan 2025-2029
	Deliver Children, Youth and Adult Library and Community Centre Programs

Full Time Equivalent (FTE)

Permanent	Fixed-Term	Casual	Total
21.30	0.20	2.34	23.84

Net Cost of Service ($)

Revenue	Direct Cost	Indirect Cost	Net Cost
(77,447)	**3,807,564**	**1,254,045**	**4,984,162**

7. Ranger Services

Plan and deliver Ranger Services to enhance community safety by promoting compliance, education and engagement through proactive patrols, enforcement and educational programs, ensuring a safe and welcoming environment.

Strategic Community Plan Outcomes

1.2 A Safe and Resilient Community

5.1 Good Governance

Sub Services and Outputs

7.1. Animal Management

- Ensure animals are registered and microchipped in accordance with legislation
- Operate animal management facility

7.2. Community Ranger

- Undertake compliance and enforcement activities to achieve positive community safety and compliance outcomes
- Receive, investigate and respond to offences as per delegated authority under relevant legislation and local laws
- Conduct proactive patrols, inspections and investigations to protect public safety, the environment and public amenity
- Support and educate the community on animal and safety compliance through targeted marketing, communications and community events

7.3. Parking Enforcement

- Promote safe and legal parking of vehicles by encouraging compliance with parking local laws through education, monitoring and enforcement activities
- Targeted parking patrols in high-risk and high-complaint areas to improve safety and deter unsafe parking behaviours

Priority Actions and Projects

Category	Deliverable
Priority Actions	Community Education Programs
	Online Forms
	Infringements Online
	Progress implementation of Maylands Town Centre Car Parking Strategy
	Progress implementation of Car Parking Management Plan for Morley Activity Centre

Full Time Equivalent (FTE)

Permanent	Fixed-Term	Casual	Total

9.78	0.50	0.71	10.99

Net Cost of Service ($)

Revenue	Direct Cost	Indirect Cost	Net Cost
(836,160)	1,835,640	753,764	**1,753,243**

8. Recreation Services

Provide sustainable and safe recreation facilities, programs and services that are accessible to the community, supporting healthy and socially connected outcomes. Maximise participation through partnerships with stakeholders and clubs, and offer diverse, bookable facilities for community use.

Strategic Community Plan Outcomes

1.1 A Connected and Inclusive Community

1.3 An Active and Healthy Community

Sub Services and Outputs

8.1. Booking Facilities, Halls and Reserves

- Manage bookings for halls, reserves, sports courts and function spaces, including bonds and refunds
- Liaise with internal departments regarding appropriate use of facilities, condition reports and maintenance requests

8.2. Recreation Facilities (Bayswater Waves, Maylands Waterland and Morley Sport and Recreation Centre)

- Aquatic Facilities – Lap swimming, aquatic recreation and seasonal water playground management
- Swim School – Learn to Swim programs
- Fitness Facilities – Health club memberships, group fitness programs and creche services
- Leisure and Indoor Sports – Stadium programs and competitions in partnership with local organisations

Full Time Equivalent (FTE)

Permanent	Fixed-Term	Casual	Total
33.32	-	45.56	78.88

Net Cost of Service ($)

Revenue	Direct Cost	Indirect Cost	Net Cost
(9,674,255)	13,625,239	5,174,931	9,125,915

9. Safety and Crime Prevention

Plan and coordinate community safety patrols and crime prevention initiatives to support a safe and welcoming community. Promote education, engagement and collaboration to reduce antisocial and criminal behaviour.

Sub Services and Outputs

9.1. Community Safety Patrol

- Conduct community patrols to deter, identify and report crimes and antisocial behaviour
- Respond to calls for assistance from community members and internal services
- Promote security services and community safety awareness
- Receive and investigate, and respond to offences as per delegated authority, under relevant legislation and local laws

9.2. Crime Prevention

- Plan and deliver community education to reduce antisocial and criminal behaviour
- Oversee and coordinate the provision and management of CCTV systems, including installation, maintenance and operational processes
- Retrieve and provide CCTV footage to the WA Police Force
- Collaborate with external agencies to implement crime prevention and community support initiatives
- Lead coordinated and planned responses in locations with recurring antisocial behaviour, informed by relevant services
- Perform Safety Audits on City assets to guide future planning

Priority Actions and Projects

Category	Deliverable
Priority Actions	Progress implementation of Age Friendly Strategy 2021-2025
	Progress implementation of CCTV Strategy 2018-2028
	Deliver Community Education Program
	Perform CPTED Audits
Operating	CCTV System Projects

Full Time Equivalent (FTE)

Permanent	Fixed-Term	Casual	Total
13.60	0.50	1.07	15.17

Net Cost of Service ($)

Revenue	Direct Cost	Indirect Cost	Net Cost
(0)	2,677,903	612,980	**3,290,883**

Built

Key Result Area Vision: Our inviting and thriving centres are connected via safe, accessible transport infrastructure and green spaces that enhance liveability. Our attractive neighbourhoods offer diverse and quality housing options. Our assets are well planned and managed for current and future generations, with consideration for the City's heritage.

Outcome: 2.1 A Connected and Accessible City

Objectives:

2.1.1 Plan for connected, accessible and safe roads, pathways and places.
2.1.2 Create liveable neighbourhoods and centres that include consideration of our built heritage.
2.1.3 Advocate and plan for diverse and quality housing choices utilising a contemporary planning framework that encourages growth.

Outcome: 2.2 Built Infrastructure that Meets Current and Future Community Needs

Objectives:

2.2.1 Improve the amenity of our public spaces and streetscapes.
2.2 2 Ensure accessible connections between the built realm and natural green spaces to relax and recreate.
2.2.3 Plan, build and maintain current and future assets.

Performance Measures

- Number of building applications received
- Building approval compliance rate within statutory approval timelines
- Number of planning applications (development) received
- Planning approval compliance rate within statutory approval timelines
- Number of resolved graffiti incidents

Informing Documents

- Local Planning Strategy
- Bike Plan 2023
- Emission Reduction and Renewable Energy Plan 2021–2040
- Community Recreation Plan 2022–2032
- Play Space Plan 2019–2029
- Morley Activity Centre Plan 2018
- Asset Management Plans
- Low-Cost Urban Road Safety Program
- Safe Routes to School Program
- Footpath Masterplan
- Car Parking Management Plan for Morley Activity Centre 2017
- Maylands Town Centre Car Parking Strategy 2018

In 2026/27, the Built Key Result Area will deliver 190 actions across 8 services to enhance transport networks, public infrastructure, community facilities and planning outcomes. These initiatives support a connected, accessible and liveable City and are supported by a net investment of $23.3 million.

2026/27 Investment in this Key Result Area

Built Income	2,354,788	Built Expenditure	25,636,673
Total Income	109,595,019	**Total Expenditure**	118,090,578

Net cost to deliver service.

Key Services

The following are the key services that contribute to our Built KRA:

- Asset Management and Mapping
- Building Maintenance
- Infrastructure Projects
- Property (Community)
- Statutory Building
- Statutory Planning and Compliance
- Strategic Land-use Planning
- Transport Infrastructure and Operations

Projects (delivered and contributing)

Capital Programs

- Buildings Program – City Sport and Recreation
- Buildings Program – Community Buildings
- Buildings Program – Operational Buildings
- Parks & Reserves Program – Parks Built
- Parks & Reserves Program – Playgrounds
- Parks & Reserves Program – Sportsgrounds
- Pathways Program
- Roads and Car parks Program
- Transport – Drainage
- Transport – Other

Operating Projects

- Drainage Inspection, Cleaning and Maintenance
- Infrastructure Master Planning
- Local Planning Scheme No 25 Community Engagement
- Underground Power
- Traffic Assessment

10. Asset Management and Mapping

Service Role and Purpose

Provide and maintain asset management and spatial information services to support organisational decision-making. Administer land and property data, and oversee new externally monitored duress system in partnership with others.

Strategic Community Plan Outcomes

2.1 A Connected and Accessible City

2.2 Built Infrastructure that Meets Current and Future Community Needs

5.3 Optimised Performance

Sub Services and Outputs

10.1. Duress Systems

- Oversee governance of duress systems

10.2. Infrastructure Asset Management

- Develop and maintain Asset Management Policy, Strategy and Plans
- Facilitate management of the Forward Capital Works Program (FCWP) to inform the Long-Term Financial Plan
- Conduct Building, Transport and Park revaluations including inventory management and overseeing collection of asset condition data
- Administer asset management software systems and associated service agreements

10.3. Land and Property Data Management

- Maintain land and property data as part of the rates system workflows

10.4. Spatial Information Management (GIS)

- Maintain spatial datasets, including access to WA State Agency data
- Provide corporate mapping services and custom map production
- Administer GIS software systems and associated service agreements

Priority Actions and Projects

Category	Deliverable
Priority Actions	Review Council-led Business Planning and Budget – FCWP process
	Develop Duress Management Practice
Operating	Asset Management System
	Fleet Management System
	FCW Management System
	Parks Assets Revaluation
	Parks Inspection Improvement

Full Time Equivalent (FTE)			
Permanent	**Fixed-Term**	**Casual**	**Total**
5.60	1.00	-	6.60

Net Cost of Service ($)			
Revenue	**Direct Cost**	**Indirect Cost**	**Net Cost**
(10,000)	1,420,369	400,127	**1,810,496**

11. Building Maintenance

Maintain and manage City buildings and community facilities to provide safe, reliable and accessible spaces for community use. Ensure buildings are clean, functional, compliant and well managed so residents can participate in programs, access services and enjoy high-quality public infrastructure.

Strategic Community Plan Outcomes

2.2 Built Infrastructure that Meets Current and Future Community Needs

1.3 An Active and Healthy Community

3.1 A Climate Resilient City

Sub Services and Outputs

11.1. Building Services and Maintenance

- Plan, program and deliver annual planned and reactive maintenance for built infrastructure and assets (Community, Civic and Recreation), including regulatory requirements and repairs arising from damage, wear or weather events
- Deliver the Forward Capital Works Program for built infrastructure and assets
- Conduct inspections, condition assessments and compliance reporting
- Manage asbestos compliance, including maintenance of the asbestos register and coordination of asbestos removal works
- Deliver planned building services, including cleaning and hygiene services, pest control and provision and maintenance of community furniture and equipment
- Provide management of security systems, building access controls and user profiles
- Manage the installation and maintenance of street banners (prepared by others) and other City decorations

Priority Actions and Projects

Category	Deliverable
Priority Actions	Progress implementation of Inclusive Bayswater: Access and Inclusion Plan 2025-2029
	Progress implementation of Waterwise Bayswater Strategy 2020-2030
	Progress implementation of Emission Reduction and Renewable Energy Plan 2021-2040

Full Time Equivalent (FTE)

Permanent	Fixed-Term	Casual	Total
22.29	1.10	4.70	28.09

Net Cost of Service ($)

Revenue	Direct Cost	Indirect Cost	Net Cost
(3,621)	3,503,662	(56,065)	**3,443,976**

12. Infrastructure Projects

Service Role and Purpose

Lead infrastructure planning and oversee major projects to ensure alignment with the City's Forward Capital Works Program and Budget. Engage proactively with State agencies and major investors to coordinate infrastructure investment and achieve the best outcomes for the community.

Strategic Community Plan Outcomes

2.1 A Connected and Accessible City

2.2 Built Infrastructure that Meets Current and Future Community Needs

Sub Services and Outputs

12.1. Club Liaison and Development

- Support clubs through planning, grants and the Community Upskiller program
- Promote and administer Community Capital Requests Grant program

12.2. Infrastructure Planning

- Undertake Infrastructure Master Planning
- Deliver design services for capital works projects including:
  - Technical investigation
  - Design and drafting
  - Surveying
- Liaise with key stakeholders including State Government, alliance contractors, community groups, internal City services and the community in relation to matters associated with State projects and other major developments
- Manage, review and respond to detailed State projects and other major development designs impacting the City

12.3. Project Management

- Deliver capital works projects, including:
  - Project planning
  - Stakeholder management
  - Procurement and superintendency
  - Management of project time, budget and quality
  - Project reporting
  - Project closeout and handover

Priority Actions and Projects

Category	Deliverable
Priority Actions	Progress implementation of Bike Plan 2023 Action Plan
	Progress implementation of Community Recreation Action Plan
	Progress implementation of Play Space Action Plan
	Progress implementation of Age Friendly Strategy 2021-2025
	Progress implementation of Environmental Liveability Framework 2021-2045

	Progress implementation of Inclusive Bayswater: Access and Inclusion Plan 2025-2029
	Progress implementation of Morley Activity Centre Plan 2018
Operating	40km/h Speed Zone – Various Areas
	Infrastructure Master Planning
	Underground Power

Full Time Equivalent (FTE)

Permanent	Fixed-Term	Casual	Total
3.4	3	-	6.40

Net Cost of Service ($)

Revenue	Direct Cost	Indirect Cost	Net Cost
(0)	1,230,175	(409,938)	**820,238**

13. Property (Community)

Deliver effective management of community properties, including leasing, compliance, inspections and maintenance obligations to enable well-maintained, accessible facilities that meet current and future community needs.

Strategic Community Plan Outcomes

2.2 Built Infrastructure that Meets Current and Future Community Needs

Sub Services and Outputs

13.1. Property (Community)

- Manage, coordinate and administer community leases and licences
- Conduct inspections, condition assessments and compliance reporting
- Administer compliance-related maintenance as required under lease agreements

Full Time Equivalent (FTE)

Permanent	Fixed-Term	Casual	Total
1.00	-	-	1

Net Cost of Service ($)

Revenue	Direct Cost	Indirect Cost	Net Cost
(605,579)	837,002	1,553,465	**1,784,889**

14. Statutory Building

Maintain high building standards through the administration of state and local legislation and codes of practice. Assess and process building permits within prescribed timeframes to ensure buildings are constructed or demolished to required standards. Provide guidance and compliance oversight to protect community safety and uphold statutory requirements.

Strategic Community Plan Outcomes

2.1 A Connected and Accessible City

1.2 A Safe and Resilient Community

Sub Services and Outputs

14.1. Application Liaison

- Provide advice to customers, ensure applications are complete, and manage referrals

14.2. Building Approvals

- Assess and issue licences, permits and certificates within statutory timeframes (including certified/uncertified building permits, demolition, occupancy permits, and unauthorised building approval certificates)
- Issue and enforce Buildings Orders
- Inspect and investigate reported building matters and complaints

14.3. Swimming Pool Inspections

- Undertake private swimming pool and spa barrier inspections and re-inspections every four years
- Conduct follow-up inspections and review of non-compliant barriers

Priority Actions and Projects

Category	Deliverable
Priority Actions	Further enhancements to Property and Rating system for swimming pool and spa barrier inspections
	Upgrades to Property and Rating to improve reporting on Statutory Building compliance matters
	Align City services to facilitate mandatory inspections of commercial buildings

Full Time Equivalent (FTE)

Permanent	Fixed-Term	Casual	Total
8.50	-	-	8.50

Net Cost of Service ($)

Revenue	Direct Cost	Indirect Cost	Net Cost

(649,908)	1,118,067	575,217	**1,043,376**

15. Statutory Planning and Compliance

Ensure statutory planning and compliance processes are delivered effectively to support healthy and safe communities. Assess and process planning applications in line with legislated standards and within regulated timeframes, providing recommendations and approvals as needed. Investigate potential non-compliances relating to developments to uphold public safety/amenity and ensure compliance with legislative requirements.

Strategic Community Plan Outcomes

2.1 A Connected and Accessible City

1.2 A Safe and Resilient Community

4.1 Diverse Economic Opportunities

Sub Services and Outputs

15.1. Development Compliance

- Monitor and manage compliance matters in accordance with the City's legislative obligations for building and planning

15.2. Statutory Planning

- Provide pre-lodgement advice and assistance to customers within the City of Bayswater
- Assess and determine development applications within statutory timeframes
- Provide referral responses for Development WA applications and public works referrals
- Prepare assessments and recommendations for Western Australian Planning Commission and other review agencies
- Complete assessments and Responsible Authority Reports for Development Assessment Panel (DAP) applications
- Complete subdivision application referrals and responses to the Western Australian Planning Commission
- Undertake inspections and issue subdivision condition and strata clearance certificates
- Process other certificates (i.e. Section 40 – Liquor Licence)
- Process legal agreements in line with planning requirements
- Administer Design Review Panel meetings

Priority Actions and Projects

Category	Deliverable
Priority Actions	Review development approval and compliance processes
	Review software used to assess applications

	Progress implementation of Car Parking Management Plan for Morley Activity Centre 2017

Full Time Equivalent (FTE)

Permanent	Fixed-Term	Casual	Total
8.50	1.60	-	10.10

Net Cost of Service ($)

Revenue	Direct Cost	Indirect Cost	Net Cost
(530,400)	1,379,080	638,497	**1,487,177**

16. Strategic Land-use Planning

Develop and maintain the local planning framework, including scheme, policies, strategies and precinct plans, in line with state and local requirements. Provide parameters for development approvals and deliver planning advice to community.

Strategic Community Plan Outcomes

2.1 A Connected and Accessible City

4.1 Diverse Economic Opportunities

Sub Services and Outputs

16.1. Local Planning Strategy/Local Planning Scheme

- Review and amend the Local Planning Scheme; develop new schemes as required
- Deliver actions outlined in the Local Planning Strategy, Precinct Plans and Car Parking Plans
- Prepare, review and maintain local planning policies
- Manage the Local Heritage Survey
- Administer Cash in Lieu requests for Public Open Space and Car Parking
- Review and provide feedback on State Government strategic planning documents

Priority Actions and Projects

Category	Deliverable
Priority Actions	Planning policy review and development
	Progress implementation of Local Planning Strategy
	Progress implementation of Age Friendly Strategy 2021-2025
	Progress implementation of Car Parking Management Plan for Morley Activity Centre 2017
	Progress implementation of Maylands Town Centre Car Parking Strategy 2018
Operating	Local Planning Scheme Community Engagement (N)

Full Time Equivalent (FTE)

Permanent	Fixed-Term	Casual	Total
2.60	-	-	2.60

Net Cost of Service ($)

Revenue	Direct Cost	Indirect Cost	Net Cost
(9,600)	540,017	329,848	**860,266**

17. Transport Infrastructure and Operations

Provide and maintain safe and sustainable transport infrastructure in accordance with relevant industry standards.

Strategic Community Plan Outcomes

2.1 A Connected and Accessible City

2.2 Built Infrastructure that Meets Current and Future Community Needs

Sub Services and Outputs

17.1. Car parks and Street Parking

- Audit and upgrade on-street and off-street car parks
- Deliver scheduled car park maintenance
- Manage on-street parking restrictions and signage

17.2. Civil Infrastructure

- Plan and manage civil infrastructure assets
- Deliver forward capital works for roads, cycleways, footpaths, drainage, passive lighting and other transport assets
- Complete reactive repairs caused by damage, wear or weather
- Secure and manage grants and funding
- Review and advise on development applications

17.3. Drainage

- Maintain and renew stormwater drainage system

17.4. Footpaths and Cycleways

- Maintain footpaths and cycleways through grinding, panel replacement and sweeping

17.5. Lighting

- Audit lighting assets, reporting of faults
- Maintain City-owned streetlights and passive reserve lighting, including testing and globe replacement

17.6. Other Transport Infrastructure

- Maintain public jetties, bus shelters and street furniture advertising
- Implement bus shelter installation and renewal programs with the Public Transport Authority

17.7. Roads

- Delivery of planned road maintenance programs including pothole repairs, street signage, crack sealing, road markings and kerb line weed spraying
- Approve traffic management plans for external works
- Authorise new crossovers and manage verge permits

17.8. Streetscape Amenity

- Maintain streetscapes through sweeping and weed spraying
- Remove graffiti and report to relevant parties

17.9. Surveying System Management

- Maintain and manage all surveying equipment and systems

Priority Actions and Projects

Category	Deliverable
Priority Actions	Progress implementation of Emission Reduction and Renewable Energy Plan 2021-2040
	Progress implementation of Age Friendly Strategy 2021-2025

	Progress implementation of Inclusive Bayswater: Access and Inclusion Plan 2025-2029
	Progress implementation of Healthier Bayswater: Public Health and Wellbeing Plan 2026-2031
Operating	Traffic Assessments
	Drainage Inspection, Cleaning and Maintenance

Full Time Equivalent (FTE)

Permanent	Fixed-Term	Casual	Total
25.65	1.80	-	27.45

Net Cost of Service ($)

Revenue	Direct Cost	Indirect Cost	Net Cost
(545,680)	6,366,646	6,425,502	12,246,468

Natural

Key Result Area Vision: Our valued natural environment is biodiverse and resilient to the changing climate. We use our resources wisely, minimise waste and have net zero emissions. Our community enjoys our green open spaces and tree-lined streets.

Outcome: 3.1 A Climate Resilient City
Objectives:
3.1.1 Reduce the impacts of the changing environment.
3.1.2 Transition to net zero emissions.
3.1.3 Partner with community to build an energy-smart and waterwise City.
3.1.4 Support a circular economy through best practice waste management.

Outcome: 3.2 Sustainable Natural Green Spaces
Objectives:
3.2.1 Preserve and enhance our biodiversity and the health of our river, wetlands and bushland.
3.2.2 Increase tree canopy to shade our pathways and cool our suburbs.
3.2.3 Maintain and protect our inviting green open spaces.

Performance Measures

- Annual City carbon footprint
- Number of native plants installed
- Number of trees installed
- Percentage tree canopy coverage (measured every three years)
- Percentage of groundwater allocation used
- Waste recovery rate (includes recycling and FOGO)

Informing Documents

- Environment and Liveability Framework 2021–2045
- Waterwise Bayswater Strategy 2020–2030
- Collective Local Biodiversity Strategy 2008
- Foreshore Area 10-Year Plan 2019
- Urban Forest Strategy 2017
- Emission Reduction and Renewable Energy Plan 2021–2040

In 2026/27, the Natural Key Result Area will deliver 117 actions across 3 services to protect and enhance the natural environment, build climate resilience and maintain high-quality green spaces. These initiatives support a sustainable and environmentally responsible city and are supported by a net investment of $21.0 million.

2026/27 Investment in this Key Result Area

Natural Income	15,973,652	**Natural Expenditure**	36,979,374
Total Income	109,595,019	**Total Expenditure**	118,090,578

Net cost to deliver service.

Key Services

The following are the key services that contribute to our Natural KRA:

- Environmental Sustainability
- Parks and Gardens
- Waste Management

Projects (delivered and contributing)

Capital Programs

- Parks & Reserves – Bores and Irrigation Program
- Parks & Reserves – Parks Natural

Operating Projects

- Maylands Lakes Environmental Restoration
- Natural KRA Strategy Development

18. Environmental Sustainability

Plan and implement services and programs to protect and enhance the City's natural environment and biodiversity, improve liveability and urban form, and advance sustainability for current and future residents.

Strategic Community Plan Outcomes

3.1 A Climate Resilient City

3.2 Sustainable Natural Green Spaces

2.2 Built Infrastructure that Meets Current and Future Community Needs

Sub Services and Outputs

18.1. Biodiversity Management

- Develop and implement initiatives that increase biodiversity and connectivity through Nature Links
- Coordinate and oversee delivery of programs and events to reduce the impact of urbanisation on regional biodiversity

18.2. Catchment Management

- Develop and implement water quality monitoring projects
- Deliver Water Sensitive Urban Design (WSUD) initiatives and promote inclusion into other service areas of the City
- Implement strategies to improve water quality outcomes in catchments

18.3. Natural Area Management

- Design and, implement land, river and wetland stream restoration programs
- Deliver natural area maintenance programs, including reactive and infrastructure maintenance
- Manage and support volunteer groups (e.g. Friends groups)
- Promote and administer grants and incentive programs

18.4. Sustainability

- Develop, implement, monitor and report on the City's Environmental and Sustainability strategies and plans
- Integrate sustainability initiatives into City operations
- Engage the City's workforce and community to support reducing greenhouse gas emissions

Priority Actions and Projects

Category	Deliverable
Priority Actions	Progress implementation of Waterwise Bayswater Strategy 2020-2030
	Progress implementation of Local Biodiversity Strategy 2008
	Progress implementation of Environment and Liveability Framework 2021-2045
	Progress implementation of Urban Forest Strategy 2017
	Progress implementation of Emission Reduction and Renewable Energy Plan 2021-2040
	Progress implementation of Foreshore Area 10-year Priority Plan 2019
	Develop EoI for public charging infrastructure

	Oversee the development of the Bayswater Waves geothermal project and sourcing of external funding support
	Biodiversity Management
	Plants to Residents
Operating	Maylands Lakes Environmental Restoration
	Natural KRA Strategy Development

Full Time Equivalent (FTE)

Permanent	Fixed-Term	Casual	Total
5.70	0.30	-	6.00

Net Cost of Service ($)

Revenue	Direct Cost	Indirect Cost	Net Cost
(148,860)	2,341,654	545,659	**2,738,452**

19. Parks and Gardens

Provide quality green spaces, protect and enhance the urban forest, and integrate natural environment considerations into planning and maintenance. Deliver sustainable landscaping, maintain public open spaces, and promote biodiversity to create a healthy, attractive and resilient City.

Strategic Community Plan Outcomes

3.2 Sustainable Natural Green Spaces

2.2 Built Infrastructure that Meets Current and Future Community Needs

1.3 An Active and Healthy Community

Sub Services and Outputs

19.1. Irrigation

- Deliver planned and reactive irrigation maintenance programs that are functional and efficient
- Coordinate City water licences against DWER water allocations and Park classification
- Manage and monitor groundwater resources

19.2. Parks and Gardens Infrastructure

- Manage and maintain natural public open space assets
- Manage and maintain assets for playgrounds, park furniture, sportsgrounds and City's urban forest
- Renewal of minor parks and gardens capital assets

19.3. Parks and Reserves, Playgrounds and Sportsgrounds

- Complete reactive repairs caused by damage, wear or weather
- Manage inspection programs, regular maintenance and repairs
- Manage work requests due to damage, faults, weather impacts or safety issues
- Manage sportsground turf, including seasonal maintenance, renovation, fertilising and weed control
- Broadacre spraying

19.4. Streetscapes

- Deliver planned streetscape maintenance programs, including
  - town centre
  - train station precincts and
  - other public gardens

19.5. Tree Planting and Maintenance

- Deliver planned tree maintenance programs that are safe for the community and are clear of overhead infrastructure
- Removal and replacement of dead trees
- Unscheduled maintenance to address tree structural failure
- Deliver tree planting programs to enhance the City's urban tree canopy coverage

Priority Actions and Projects

Category	Deliverable
Priority Actions	Groundwater Reduction Plan
	Progress implementation of Morley Activity Centre Plan 2018
	Progress implementation of Environment and Liveability Framework 2021-2045
	Progress implementation of Urban Forest Strategy 2017
	Progress implementation of Inclusive Bayswater: Access and Inclusion Plan 2025-2029

Time Equivalent (FTE)

Permanent	Fixed-Term	Casual	Total
59.80	2.00	-	61.80

Net Cost of Service ($)

Revenue	Direct Cost	Indirect Cost	Net Cost
(141,720)	13,760,425	5,049,330	**18,668,035**

20. Waste Management

Provide and oversee waste collection, disposal and resource recovery services that meet City standards and deliver reliable, efficient and environmentally responsible outcomes. Facilitate kerbside collections, bulk waste solutions and access to disposal facilities, while promoting waste education and sustainable practices to minimise landfill, reduce emissions and protect the environment.

Strategic Community Plan Outcomes

3.1 A Climate Resilient City

Sub Services and Outputs

20.1. Baywaste Transfer Station

- Manage Baywaste Transfer Station – disposal facility for general household and commercial waste

20.2. Bulk Waste

- Promote and provide access to Baywaste for bulk waste drop-off
- Coordinate resident bookings for up to three bulk bins per financial year
- Facilitate mattress and white goods collections

20.3. Contract Management

- Administer and monitor the waste collection and disposal contract
- Monitor and report on service standard compliance

20.4. Residential and Commercial Waste Collection

- Facilitate fortnightly co-mingled recyclables and general waste collection
- Facilitate weekly FOGO (Food Organics and Garden Organics) collection

20.5. Street and Park Bin Collections and Infrastructure

- Facilitate collection of public bin infrastructure
- Provide dog waste bags
- Install and maintain public bin infrastructure

20.6. Waste Education

- Plan, promote and deliver community education and resources to support the three-bin FOGO system and encourage sustainable practices
- Coordinate School Recycling Education Program
- Plan, promote and deliver programs and events
- Provide guidance to ensure City and community waste practices are aligned to the State Government Waste Strategy

Priority Actions and Projects

Category	Deliverable
Priority Actions	Progress implementation of Inclusive Bayswater: Access and Inclusion Plan 2025-2029
	Waste RFT process
	FOGO Program Delivery
	Waste Education

Full Time Equivalent (FTE)			
Permanent	**Fixed-Term**	**Casual**	**Total**
4.70	-	-	4.70

Net Cost of Service ($)			
Revenue	**Direct Cost**	**Indirect Cost**	**Net Cost**
(15,683,072)	14,800,120	482,187	**(400,765)**

Economic

Key Result Area Vision: With diverse opportunities for businesses and investment, our distinctive centres offer multiple uses and attractions. Local businesses are thriving, experiencing growth, benefitting from partnerships and offering a variety of local employment options.

Outcome: 4.1 Diverse Economic Opportunities
Objectives:
4.1.1 Encourage new businesses and investment opportunities through advocacy and partnerships.
4.1.2 Support mixed-use developments.

Outcome: 4.2 Distinctive Centres
Objectives:
4.2.1 Facilitate the activation of City and town centres.
4.2.2 Facilitate the promotion of City and town centres and other attractions.

Outcome: 4.3 Sustainable Thriving Businesses and Employment
Objectives:
4.3.1 Actively build relationships to support local businesses and increase local job opportunities.

Performance Measures
- Job-to-worker ratio
- Per capita gross regional product of City of Bayswater
- Total number of active trading businesses in City of Bayswater

Informing Documents
- Economic Development Strategy 2025-2035
- Morley Activity Centre Plan 2018
- Car Parking Management Plan for Morley Activity Centre 2017
- Maylands Town Centre Car Parking Strategy 2018

In 2026/27, the Economic Key Result Area will deliver 3 actions across 1 service to support local business growth, investment attraction and centre activation. These initiatives contribute to economic growth, investment and business development across the City and are supported by a net investment of $2.1 million.

2026/27 Investment in this Key Result Area

Economic Income	490,426	Economic Expenditure	2,575,969
Total Income	109,595,019	**Total Expenditure**	118,090,578

Net cost to deliver service.

Key Services

The following are the key services that contribute to our Economic KRA:
- Economic Development

Projects (delivered and contributing)

Operating Projects

- Advocacy Priorities
- Develop Investment Attraction, Retention and Expansion (IARE) Plan

21. Economic Development

To support distinctive centres that attract investment, enable thriving local businesses and deliver diverse employment opportunities for the community. Advocate for Council priorities. Maintain the City's commercial property portfolio while continually improving its asset base, revenue and seeking out commercial opportunities. Oversee management agreements for the City's aged care sites.

Strategic Community Plan Outcomes

4.1 Diverse Economic Opportunities

4.2 Distinctive Centres

4.3 Sustainable Thriving Businesses and Employment

5.2 Stakeholder Leadership

Sub Services and Outputs

21.1. Activation

- Deliver engagement, advocacy, streamlined regulation and targeted support programs to ensure thriving and well-supported local businesses
- Plan, deliver and support placemaking initiatives, events, infrastructure and unique town centre identities through targeted grant funding, sponsorships and City-led projects
- Activate the City's centres and attractions through partnerships and targeted initiatives to attract investment and stimulate economic activity
- Advance a sustainable and future-ready local economy through circular economy initiatives, innovation and responsible growth
- Undertake destination marketing and promotional activities to enhance town centre visibility and attract visitors
- Promote and administer Placemaking Grants

21.2. Advocacy

- Identify and prioritise Council's advocacy objectives
- Develop collateral to promote advocacy priorities
- Engage stakeholders to advance the City's advocacy agenda

21.3. Commercial Activities

- Coordinate and ensure compliance with leases, licences and management agreements for commercial, residential and aged care facilities
- Manage relationships and maintenance under retirement village operator obligations
- Support and deliver the outcomes of the City's Land Acquisition and Disposal Strategy
- Manage land tenure transactions
- Implement and manage Right of Way Study and Naming Register processes
- Analyse and advise on property development or redevelopment opportunities
- Identify and seek commercial opportunities to improve the City's commercial asset portfolio and financial performance

21.4. Grants

- Identify grant opportunities for City projects
- Prepare and submit grant applications
- Manage grant processes across the City to reduce duplication and prioritise key projects

Priority Actions and Projects	
Category	**Deliverable**
Priority Actions	Progress implementation of Local Planning Strategy
	Progress implementation of Morley Activity Centre Plan
	Implement Website Accessibility Application
	Creation and management of a business database
	Business Initiative Funding
	Activation (Town Centers and Business Districts) Funding
	Curtin Ignition Program Sponsorship
	City sponsorships and marketing promotions
	Town Centre Streetscape Banners
	Tourism and Economic Development events
Operating	Advocacy Priorities
	Develop Investment Attraction, Retention and Expansion (IARE) Plan

Full Time Equivalent (FTE)

Permanent	Fixed-Term	Casual	Total
5.00	2.00	-	7

Net Cost of Service ($)

Revenue	Direct Cost	Indirect Cost	Net Cost
(490,426)	1,981,755	594,213	**2,085,543**

Leadership and Governance

Key Result Area Vision: Our City is governed with ethical and accountable decision-making to ensure we provide for our current and future generations. We deliver effective and efficient service to our community, with open communication and engagement. We advocate, partner and invest wisely to meet our community's needs.

Outcome: 5.1 Good Governance
Objectives:
5.1.1 Provide ethical and accountable governance.
5.1.2 Ensure financial and asset sustainability for future generations

Outcome: 5.2 Stakeholder Leadership
Objectives:
5.2.1 Communicate and engage effectively across the City.
5.2.2 Provide excellent customer service and ensure the City is easy to do business with.
5.2.3 Advocate and develop partnerships for City benefit.

Outcome: 5.3 Optimised Performance
Objectives:

5.3.1 Focus on effectiveness, operational efficiency and innovation to ensure our services are fit for purpose, contemporary and secure.
5.3.2 Maintain a valued, safe and skilled workforce.

Performance Measures

- Financial sustainability:
  - Current ratio
  - Operating surplus ratio
  - Own-revenue ratio
  - Debt-service ratio
- Annual capital budget utilisation
- Employee turnover rate
- Lost time injury frequency rate (LTIFR)
- Number of visitors to the City of Bayswater website
- Number of visitors to the Engage Bayswater portal
- Social media follower growth
- Engagement rate of social media content

Informing Documents

- Strategic Community Plan
- Corporate Business Plan
- Long-Term Financial Plan
- Forward Capital Works Plan
- Workforce Plan
- Community Engagement Framework
- Advocacy Plan

In 2026/27, the Leadership and Governance Key Result Area will deliver 75 actions across 7 services to support good governance, stakeholder leadership, organisational capability and financial sustainability. These initiatives enable the effective delivery of services across the City and generate a net funding contribution of $61.4 million to support community outcomes.

2026/27 Investment in this Key Result Area

Leadership and Governance Income	77,223,516	**Leadership and Governance Expenditure**	15,776,454
Total Income	109,595,019	**Total Expenditure**	118,090,578

Net cost to deliver service.

Key Services

The following are the key services that contribute to our Leadership and Governance KRA:

- Communications, Engagement and Customer Relations
- Digital Solutions and Services
- Financial Services
- Governance and Executive Services
- People, Culture and Safety
- Planning, Performance and Risk
- Plant, Fleet and Equipment

Projects (delivered and contributing)

Capital Programs

- ICT – Technology and Equipment
- Plant and Fleet

Operating Projects

- AI Approach and Implementation Roadmap
- Asset Management System (contributing)
- EDEN Project
- Fleet Management System (contributing)
- Forward Capital Works Management System (contributing)
- Information Classification
- Information Security Action Plan – Cyber Security
- Nintex Automation Module
- Parks Assets Revaluation (contributing)
- Parks Inspection Improvement (contributing)
- Platform Analytics Capability Establishment
- Website Migration

22. Communications, Engagement and Customer Relations

The Communications, Engagement and Customer Relations service positively influences the City's reputation and brand through high-quality communications and marketing, meaningful community engagement and a commitment to excellence in customer service.

Strategic Community Plan Outcomes

5.2 Stakeholder Leadership

Sub Services and Outputs

22.1. Communications and Marketing

- Prepare an overall Strategic Communications Plan and project-based communication and promotional plans, delivered across 17 portfolio areas and a diverse mix of City-owned channels
- Reputation management through the provision of issues management advice, media liaison and responding to media enquiries
- Deliver a proactive media service that identifies opportunities for the spokesperson to positively promote the City, including interview preparation, targeted media plans and media training
- Prepare media releases, statements, key messages and media monitoring
- Manage the City's social media channels – Facebook, Instagram and LinkedIn – including content creation (photo ops and video), ad campaigns, moderation and responding to comments/messages
- Design, edit and print corporate publications, including the quarterly Bayswater Brief magazine and fortnightly Bayswater Buzz e-newsletter
- Write and design external and internal communications including the fortnightly CEO Catch-up
- Brand management and design services, including publications, signage, flyers, banners, merchandise, social media graphics and animation, in-line with the City's Brand Style Guide
- Manage the City's website

22.2. Community Engagement

- Manage the online engagement portal Engage Bayswater
- Support the delivery of community engagement projects across the organisation in line with the City's Community Engagement Framework, ensuring community engagement principles are upheld
- Provide advice, support and mentoring of staff in the planning, implementation and evaluation of community engagement activities
- Support the collation and analysis of community engagement data to inform decision making
- Coordinate staff development initiatives, including community engagement training
- Communicate with community and stakeholders to support the delivery of community engagement activities
- Coordinate/project manage significant community engagement initiatives

22.3. Customer Relations

- Provide a frontline, first point of contact for customers accessing the City via telephone or in person at the Civic Centre
- Provide customers with access to the wider organisation through the centralised contact centre and front counter
- Implement the Customer Experience Roadmap
- Coordinate the Justice of the Peace service

- Support the business activities of other branches by undertaking financial transactions and receipting tasks, including but not limited to rates, animal registrations, fees, charges and fines
- Process service requests and applications and provide the organisation with administrative support
- Support the Waste Services team by providing residents with FOGO liners
- Support the Building and Planning teams by processing requests for plans
- Manage the Landgate order and requisition process

Priority Actions and Projects

Category	Deliverable
Priority Actions	Delivery of the Customer Experience Roadmap
	Progress implementation of Age Friendly Strategy 2021-2025
	Progress implementation of Inclusive Bayswater: Access and Inclusion Plan 2025-2029
Operating	Website Migration

Full Time Equivalent (FTE)

Permanent	Fixed-Term	Casual	Total
14.31	1.0	0.53	15.84

Net Cost of Service ($)

Revenue	Direct Cost	Indirect Cost	Net Cost
(43,428)	2,794,739	495,994	**3,247,304**

23. Digital Solutions and Services

Enable and support the City's digital platforms, infrastructure and information services to ensure business operations and community services are contemporary, efficient and effective.

Strategic Community Plan Outcomes

5.3 Optimised Performance

Sub Services and Outputs

23.1. Business Systems

- Manage projects for major system upgrades and new capabilities
- Optimise business systems to meet operational needs
- Oversee TechnologyOne ERP projects in consultation with Business Improvement
- Advise business units on transformation opportunities and resourcing
- Manage TechnologyOne security and access to meet best practice and audit requirements
- Deliver annual contractual compliance upgrades for TechnologyOne
- Lead digital transformation initiatives to maximise benefits of digital investments

23.2. Digital Solutions Architecture (DSA)

- Organisational Enterprise Architecture Management
- Effective implementation and running of the Architectural Reference Board
- Digital Solutions consultant and business partnering
- Digital Solutions specialist advisory

23.3. Information and Communications Technology (ICT)

- Manage end-user devices (mobiles, tablets) throughout their lifecycle
- Administer enterprise software licensing
- Maintain on-premise server and network infrastructure
- Manage cloud and Software-as-a-Service platforms
- Administer Active Directory and enterprise network
- Plan and implement disaster recovery for on-premise and cloud systems
- Deliver cyber security and manage the Corporate Information Security Action Plan
- Coordinate external audit with the Office of the Auditor General – Computer Control audit
- Operate the corporate IT Service Desk and provide ICT business partnering
- Manage telephony and communications
- Manage organisational enterprise architecture
- Provide digital solutions consulting and specialist advice

23.4. Information Management (IM)

- Provide advice, support and training on record keeping practices
- Implement and maintain PRIS (Information Sharing)
- Manage information lifecycle in line with the General Disposal Authority (physical and digital)
- Classify information and maintain the City's Record Keeping Plan

	• Optimise information security operations to meet governance, legislative and regulatory requirements • Manage Freedom of Information (FOI) requests and ensure compliance with legislation

Priority Actions and Projects

Category	Deliverable
Priority Actions	TechnologyOne Annual Contractual Compliance Upgrades
	M365 Copilot Readiness and Rollout
	Cyber Uplift – Essential Eight Maturity and OAG Remediation
	Technology Risk Profiling Framework
	Digital Roadmap
	ITSM Uplift
Operating	EDEN Project
	Information Classification
	Information Security Action Plan – Cyber Security
	AI Approach and Implementation Roadmap
	Data Platform Analytics Capability Establishment

Full Time Equivalent (FTE)

Permanent	Fixed-Term	Casual	Total
15.66	7.60	1.20	24.46

Net Cost of Service ($)

Revenue	Direct Cost	Indirect Cost	Net Cost
(0)	7,299,685	(6,917,685)	**382,000**

24. Financial Services

Ensure the City's financial practices and processes are maintained, compliant and consistently applied across the organisation. Provide strategic and operational leadership in financial governance, statutory reporting, budgeting, rating, investments and procurement. Support internal stakeholders by delivering advice, monitoring compliance and driving best-practice financial management.

Strategic Community Plan Outcomes

5.1 Good Governance

Sub Services and Outputs

24.1. Accounting Services

- Prepare annual financial statements, budgets and monthly reports
- Ensure taxation compliance
- Process accounts payable and receivable
- Coordinate external audits with the Office of the Auditor General

24.2. Cash Management

- Administration and oversight of the City's cash investments and loans

24.3. Grants Management

- Oversee incoming grants, ensuring accurate coordination of documentation and adherence to accounting and compliance requirements

24.4. Procurement

- Provide advice and support stakeholders in procurement activities
- Develop, maintain and oversee application of procurement policies, processes, templates and guidelines
- Support internal stakeholders in procurement activities

24.5. Rating Services

- Model rates and issue notices
- Process exemptions and pensioner applications
- Prepare Electronic Advice of Sale (EAS) statements
- Administer the Financial Hardship Policy and recover outstanding debts
- Maintain and update the owners and occupiers roll

Priority Actions and Projects

Category	Deliverable
Priority Actions	Annual Budget and LTFP
	Annual Financial Report
	Annual Rates Levy
	Progress implementation of Emission Reduction and Renewable Energy Plan 2021-2040
	Progress implementation of Inclusive Bayswater: Access and Inclusion Plan 2025-2029

Full Time Equivalent (FTE)

Permanent	Fixed-Term	Casual	Total
16.8	1.00	0.38	18.18

Net Cost of Service ($)			
Revenue	**Direct Cost**	**Indirect Cost**	**Net Cost**
(76,771,833)	8,399,405	(2,146,602)	**(70,519,029)**

25. Governance and Executive Services

Provide advice, support and guidance to the Executive, Council and City officers to enable good governance, informed decision-making and legislative compliance.

Strategic Community Plan Outcomes

5.1 Good Governance

5.2 Stakeholder Leadership

Sub Services and Outputs

25.1. Executive and Council Support

- Deliver administrative support for the Mayor, Councillors, CEO and Directors
- Maintain and update the Executive Services Calendar
- Coordinate agendas and minutes for Executive Leadership Team meetings
- Coordinate agendas and minutes for Advisory Group meetings
- Coordinate Council meetings, briefings, training, professional development and expense reimbursements
- Coordinate Councillor Helpdesk Requests (CHDs)

25.2. Executive Leadership

- Organisational oversight and management of City Directorates

25.3. Governance

- Coordinate agendas and minutes, and provide governance support for Council agenda briefing forums, meetings and annual electors' meetings
- Maintain and implement the Governance Framework and registers
- Update and monitor the Compliance Calendar
- Maintain governance information on the website and intranet
- Administer Elected Member Code of Conduct complaints
- Facilitate the Annual Compliance Audit Return
- Review delegations annually and maintain the Delegations Register
- Manage Annual and Primary Returns and Related Party Disclosures process
- Coordinate local law reviews for compliance
- Manage Public Interest Disclosures
- Coordinate local government election process
- Provide training and guidance on governance processes, including gifts, conflicts of interest and compliance obligations
- Implement local government reform initiatives
- Implement the Privacy and Responsible Information Sharing initiatives

25.4. Policy Development

- Maintain and update the Policy and Management Practice Framework
- Facilitate policy and management practice reviews, in line with a risk-based schedule

Priority Actions and Projects

Category	Deliverable
Priority Actions	Implementation and compliance with the Privacy and Responsible Information Sharing Act 2024
	LG Reform (Meeting Procedures, Communications Agreement, Online Registers, CEO KPIs and other initiatives)
	OAG Gifts and Benefits Audit Findings
	Delegations and Authorisations Centralisation
	Compliance Calendar review and continued implementation
	Governance Framework Review
	Governance Training and Induction Program Development
	Councillor Helpdesk Reporting and Analysis
	Executive Services Process Improvements

Full Time Equivalent (FTE)

Permanent	Fixed-Term	Casual	Total
9.60	4.60	-	14.20

Net Cost of Service ($)

Revenue	Direct Cost	Indirect Cost	Net Cost
(4,400)	4,567,714	(858,186)	**3,705,128**

26. People, Culture and Safety

Provide advice, support and solutions to ensure the City has the people capacity and capability to deliver quality services. Maintain a safe, engaging and rewarding workplace that complies with legislation.

Strategic Community Plan Outcomes

5.3 Optimised Performance

Sub Services and Outputs

26.1. Human Resources

- Attract, recruit and select employees (including traineeships, graduates, apprenticeships)
- Provide an employee and industrial relations service (performance, misconduct, grievances)
- Interpret and apply relevant Acts, Awards, Industrial Agreements and policies
- Process employee exits
- Administer remuneration, classification and reclassification
- Deliver reward and recognition programs
- Apply Code of Conduct and related policies
- Maintain establishment records
- Coordinate performance development reviews
- Provide change management support and advice

26.2. Organisational Development

- Develop leadership capability, development and performance
- Coordinate corporate training and development
- Promote diversity and inclusion
- Plan workforce needs
- Shape organisational culture
- Provide succession planning, mentoring and talent management programs

26.3. Payroll

- Process fortnightly payroll end-to-end
- Maintain employee data and leave records
- Provide management reporting

26.4. Work Health and Safety

- Implement workplace health and safety systems
- Deliver annual wellbeing programs
- Manage workers' compensation and fitness for work processes
- Provide support services for employees
- Provide injury management and injury prevention programs

Priority Actions and Projects

Category	Deliverable
Priority Actions	Psychosocial Risk Assessments
	Develop Succession Planning and Talent Management Programs
	Manage Workforce Capability Plan
	Progress implementation of Youth Platform Action Plan 2019-2023
	Progress implementation of Inclusive Bayswater: Access and Inclusion Plan 2025-2029

Full Time Equivalent (FTE)

Permanent	Fixed-Term	Casual	Total
11.84	2.66	-	14.50
Net Cost of Service ($)			
Revenue	**Direct Cost**	**Indirect Cost**	**Net Cost**
(143,800)	2,445,583	(2,188,706)	**113,077**

27. Planning, Performance and Risk

Coordinate strategic and operational planning, risk management and insurance governance, internal audit oversight, corporate reporting and business improvement initiatives to ensure compliance and effective organisational performance.

Strategic Community Plan Outcomes

5.1 Good Governance

5.3 Optimised Performance

Sub Services and Outputs

27.1. Business Improvement

- Lead cross-functional process improvements
- Maintain Corporate Document Framework and process mapping tools
- Facilitate and support implementation of Strategy and Plan Framework
- Facilitate Executive Strategy meetings
- Oversee intranet management

27.2. Insurance

- Maintain insurance coverage processes
- Facilitate claims and related workflows
- Advise on insurance risks
- Conduct annual insurance review

27.3. Integrated Planning and Reporting

- Develop and review Strategic and Corporate Plans and Annual Report
- Facilitate annual Council-led Business Planning and Budgeting process
- Manage performance reporting (quarterly and annually)
- Facilitate Service Delivery Manager Meetings
- Manage quarterly reporting of the Chief Executive Officer key performance indicators

27.4. Internal Audit

- Deliver Strategic Internal Audit Plan and Annual Audit Program
- Monitor audit register and track action implementation
- Report to Audit, Risk and Improvement Committee

27.5. Risk Management

- Maintain and update Risk Management Framework
- Facilitate risk management training and oversight
- Facilitate Business Continuity planning
- Maintain and update Fraud and Integrity Framework

Priority Actions and Projects

Category	Deliverable
Priority Actions	Service Outputs and Process Optimisation Project
	Develop Control Performance Standards and implement Control Assurance Reviews

	Review Fraud and Integrity Framework
	Council Plan minor review
	Deliver Internal Audit Plan and ARIC reporting
Operating	Nintex Automation Module

Full Time Equivalent (FTE)

Permanent	Fixed-Term	Casual	Total
5.60	0.40	-	6.00

Net Cost of Service ($)

Revenue	Direct Cost	Indirect Cost	Net Cost
(215,000)	1,334,584	299,852	**1,419,436**

28. Plant, Fleet and Equipment

Ensure safe, efficient, fit-for-purpose fleet, plant and equipment aligned with asset management priorities and industry standards. Provide administration, contract management and business support services to workshop.

Strategic Community Plan Outcomes

5.1 Good Governance

5.3 Optimised Performance

3.1 A Climate Resilient City

Sub Services and Outputs

28.1. Depot Operations

- Manage depot facility and operations, including stores, bulk fuel and stock control
- Provide administrative support to Engineering and Parks Services
- Assist in the administration of tenders and management of contracts

28.2. Plant, Fleet and Equipment

- Deliver Forward Capital Works Program – Fleet Assets
- Undertake scheduled and reactive maintenance and repairs of plant, fleet and equipment assets
- Support to vehicle users, and facilitate roadside assistance, where required
- Disposal of City fleet assets

Priority Actions and Projects

Category	Deliverable
Priority Actions	Progress implementation of Emission Reduction and Renewable Energy Plan 2021-2040

Full Time Equivalent (FTE)

Permanent	Fixed-Term	Casual	Total
7.30	0.10	-	7.40

Net Cost of Service ($)

Revenue	Direct Cost	Indirect Cost	Net Cost
(45,055)	2,123,669	(2,063,592)	**15,022**

2026/27 Budget and Long-Term Financial Plan (LTFP)

The City of Bayswater's 2026/27 Budget and Long-Term Financial Plan (LTFP) aligns to the City's Strategic Community Plan and sets out the City's financial position over a 10-year period. Year One of the LTFP is the 2026/27 balanced budget for the City.

The LTFP is reviewed and updated each year with the City's revised financial position to inform business planning and ensure long-term financial sustainability. Following each annual review, the LTFP will be endorsed by Council.

Long-term financial sustainability is the key objective of the City's financial plan and annual budget. With careful planning, the community can be assured the City has the financial resources to achieve the objectives set out in its Corporate Business Plan.

The Long-Term Financial Plan includes:

- An overview of the City's financial position
- A Rate Setting Statement (Financial Activity Report) with 10-year projections
- Key assumptions underpinning the plan
- Other key information and analysis.

Long-Term Financial Plan	Year 1 2026/27	Year 2 2027/28	Year 3 2028/29	Year 4 2029/30
Revenue				
Rates	67,369,015	70,863,300	74,760,782	78,125,017
Operating grants, subsidies and contributions	3,968,140	4,087,000	4,210,000	4,336,000
Fees and charges	30,382,079	31,293,615	32,232,440	33,199,440
Interest earning	5,974,868	5,738,451	4,835,924	4,622,010
Other revenue	1,343,984	1,348,000	1,388,000	1,430,000
Sub-total - Operating Income	**109,038,086**	**113,330,366**	**117,427,146**	**121,712,467**
Expenses				
Employee costs	(53,237,708)	(55,633,000)	(58,136,000)	(59,880,000)
Materials and contracts	(39,212,258)	(40,164,524)	(40,687,804)	(41,638,763)
Utility charges	(4,023,674)	(4,144,000)	(4,268,000)	(4,396,000)
Depreciation and amortisation	(13,915,834)	(14,194,000)	(14,478,000)	(14,768,000)
All other expenditure including insurance	(2,118,957)	(2,175,064)	(2,194,806)	(2,215,544)
Sub-total - Operating Expenditure	**(112,508,431)**	**(116,310,588)**	**(119,764,610)**	**(122,898,307)**
Discontinued Operations and Non-Cash Items	13,508,887	13,997,988	14,287,523	14,583,223
Amount Attributable to Operating Activities	**10,038,542**	**11,017,766**	**11,950,058**	**13,397,383**
Investing Activities				
Non-operating grants, subsidies and contributions	7,348,288	10,868,618	10,646,645	9,217,470
Purchase and construction of infrastructure	(12,248,964)	(17,191,525)	(16,008,057)	(16,480,895)
Purchase of property, plant and equipment	(14,080,858)	(10,987,816)	(20,807,803)	(10,998,902)
Proceeds from disposal of assets	669,701	562,998	638,396	719,238
Amount Attributable to Investing Activities	**(18,311,833)**	**(16,747,726)**	**(25,530,819)**	**(17,543,088)**
Financing Activities				
Repayment of borrowings (principal) and lease liabilities	(1,232,387)	(1,279,141)	(1,328,546)	(2,011,814)
Proceeds from New Borrowings	-	-	8,487,200	-
Transfers to reserves (restricted assets)	(5,292,052)	(3,915,464)	(3,291,056)	(3,064,826)
Transfers from reserves (restricted assets)	14,797,731	10,924,565	9,713,163	9,222,345
Amount Attributable to Financing Activities	**8,273,292**	**5,729,960**	**13,580,761**	**4,145,705**
Surplus / (Deficit)	**-**	**-**	**-**	**-**

Key Assumptions	Year 1 2026/27	Year 2 2027/28	Year 3 2028/29	Year 4 2029/30
CPI Forecast	4.90%	3.00%	3.00%	3.00%
WALGCI Index	3.00%	3.00%	2.80%	2.80%
Income Assumptions				
Rates - annual increase	5.90%	5.00%	5.00%	4.00%
Rates - Growth	0.50%	0.50%	0.50%	0.50%
Fees & Charges Waste	4.00%	3.00%	3.00%	3.00%
Fees & Charges Other	3.00%	3.00%	3.00%	3.00%
Other Revenue	3.00%	3.00%	3.00%	3.00%
Non-operating Grants % of Capital Works		Based on FCWP review		
Muni Interest Revenue Return	4.96%	5.01%	4.37%	4.42%
Expenditure Assumptions	0.00%	0.00%	0.00%	0.00%
Materials and Contracts	3.00%	3.00%	2.70%	2.70%
Utility Costs	3.00%	3.00%	3.00%	3.00%
Employee Costs EBA	4.50%	4.50%	4.50%	3.00%
Insurances	5.00%	4.00%	4.00%	4.00%

Operating Project Overview

Operating projects are temporary initiatives with defined budgets, timeframes and deliverables that support community outcomes, service improvements, strategic priorities and organisational capability.

	Delivery Timeframe (FY) / Budget ($)			
	26/27	**27/28**	**28/29**	**29/30**
40 km/h Speed Zone – Various Areas Improving road safety in high pedestrian and mixed-use areas by reducing vehicle speeds, helping to lower crash risk and severity, and create safer local streets.	25,000	25,000	25,000	25,000
Advocacy Priorities Advancing Council advocacy by strengthening engagement with State and Federal governments to attract funding, investment and support for community infrastructure and services.	101,800	61,800	61,800	61,800
Artificial Intelligence (AI) Approach & Implementation Roadmap Establishing a safe, ethical and practical framework for using AI to improve productivity, decision making and service delivery while managing risk and compliance.	100,000	100,000	100,000	80,000
Asset Management System Improving the planning, management and reporting of transport assets by introducing a modern asset management system that supports accurate valuations, better decision making and long-term sustainability.	35,000	35,000	35,000	
CCTV System Projects Improving community safety and crime prevention by modernising the City's CCTV network to a managed service model, ensuring reliable operation, upgrades and secure data management.	486,000			
Community Events and Arts Delivering an annual program of community, civic and cultural events that bring people together, celebrate local creativity and activate public spaces across the City.	394,721	370,496	370,496	370,496
Data Platform Analytics Capability Establishment Building a centralised data and analytics capability	120,000	120,000	60,000	

to improve reporting, insight and evidence-based decision making, supporting future digital and AI initiatives.				
Develop Investment Attraction, Retention and Expansion (IARE) Plan Supporting a stronger local economy by developing a targeted plan to support existing businesses, improve investment readiness and attract sustainable economic growth.	70,000			
Drainage Inspection, Cleaning and Maintenance Reducing flood risk and supports long-term drainage planning through comprehensive inspection, cleaning and condition assessments of the City's drainage network.	25,000	100,000	100,000	100,000
EDEN Project Modernising the City's enterprise resource planning system, the EDEN Project transitions core systems to a cloud-based SaaS platform using TechnologyOne, enhancing efficiency, scalability and support.	1,293,436	1,203,433		
Fleet Management System Implementation of a standalone Fleet Management System to replace the City's outdated and unsupported system, ensuring business continuity, compliance and improved data management.	35,000	35,000	35,000	
Forward Capital Works Program (FCWP) Management System Strengthening long-term infrastructure planning by implementing a system that enables clear scheduling, costing and reporting of capital works over a 10-year period.	25,000	15,000	15,000	
Information Classification Implementing an Information Classification Framework to ensure secure, compliant and efficient information management.	50,000			
Information Security Action Plan – Cyber Security Protecting the City's digital systems and community data by implementing improved cyber security controls, reducing risk and strengthening resilience against cyber threats.	82,000	80,000	80,000	80,000

Infrastructure Master Planning Supporting future infrastructure investment by funding feasibility studies and master plans that inform the Forward Capital Works Program and Long-Term Financial Plan.	100,000	100,000		
Local Planning Scheme (LPS) Community Engagement Supporting the development of the City's new Local Planning Scheme by delivering inclusive, meaningful community engagement.	50,000			
Maylands Lakes Environmental Restoration Protecting and enhancing the health of the Maylands Lakes system through ongoing environmental restoration.	411,804	395,000	395,000	395,000
Meet the Street Program Providing communities the opportunity to strengthen neighbourhood connection and community safety.	20,000	20,000	20,000	20,000
Natural KRA Strategy Development Updating the City's Environment and Liveability Framework to reflect current legislation and best practice.	50,000			
Nintex Automation Module Exploring opportunities to automate key processes across the organisation, improving efficiency and service delivery.	30,000			
Parks Assets Revaluation Delivering the statutory revaluation of parks assets through updated inventories and condition assessments.	80,000			
Parks Inspection Improvement Enhancing park safety and maintenance by improving how park asset information is collected and shared.	15,000			
Spear Foundation – Everlasting Elders Program Strengthening social, emotional and cultural wellbeing of local Elders and Aboriginal high school students.	25,000			
Traffic Assessments Improving road safety and traffic efficiency through	30,000	30,000	30,000	30,000

detailed assessments and evidence-based solutions.				
Underground Power Supporting improved safety and streetscape amenity through the delivery of underground power infrastructure in the Bassendean North area. The project includes 15 properties within the City of Bayswater boundary and involves the removal of overhead powerlines.	36,000			
Website Migration Improving access to Council services by redeveloping the City's website to be more user friendly, accessible and secure.	175,000			
Total	**3,865,761**	**2,690,729**	**1,327,296**	**1,162,296**

Capital Works Program Overview

Capital programs deliver the construction, renewal, upgrade or replacement of community infrastructure and assets to support current and future community needs.

	Delivery Timeframe (FY) / Budget ($)			
	26/27	**27/28**	**28/29**	**29/30**
Buildings Program – City Sport and Recreation Delivers coordinated renewals and upgrades across City sport and recreation centres to maintain safe, reliable and high-performing facilities, while improving energy efficiency, accessibility and customer experience.	1,432,967	2,250,577	11,876,522	3,996,921
Buildings Program – Community Buildings Delivers a range of renewal, upgrade and compliance projects across community centres, halls, playgroups, sheds and leased facilities to ensure they remain safe, accessible, functional and fit for ongoing community use. The program also supports community-led improvements through the Community Capital Requests grant program and targeted upgrades to local sporting and recreation club facilities.	2,040,664	3,915,375	2,985,475	1,914,725
Buildings Program – Operational Buildings Delivers targeted renewal and compliance works across administrative facilities, aged persons homes, libraries and public toilets to maintain safe, functional and service-ready buildings.	1,225,980	1,132,410	1,160,700	580,225
ICT – CCTV Infrastructure Renews critical CCTV infrastructure to support community and staff safety, effective monitoring and compliance with evidentiary and data management requirements.	1,039,000	162,910	40,000	40,000
ICT – Technology and Equipment Renews and enhances core digital infrastructure and equipment to support secure, reliable and contemporary service delivery across the organisation.	1,340,940	1,366,610	1,526,290	1,345,115

Parks & Reserves – Bores and Irrigation Program Delivers renewal and upgrades of irrigation infrastructure to improve reliability, efficiency and compliance while supporting sustainable management of groundwater resources.	1,362,894	2,447,614	2,665,446	1,683,113
Parks & Reserves – Parks Built Renews and upgrades built park assets, including fencing, furniture, signage, structures, lighting and bins to improve safety, amenity and usability of public open spaces.	609,800	1,961,465	557,419	320,910
Parks & Reserves – Parks Natural Delivers strategic renewal of park structures and tree planting within road medians to enhance streetscape amenity, urban cooling and climate resilience.	120,000	1,900,000	1,900,000	3,163,038
Parks & Reserves – Playgrounds Provides staged renewal and targeted upgrades of playgrounds to ensure safe, inclusive and contemporary play spaces for children and families.	480,000	715,000	808,000	851,000
Parks & Reserves – Sportsgrounds Renews sportsground infrastructure and floodlighting to maintain safe, compliant and functional facilities, including upgrades to improve performance and energy efficiency.	578,025	259,150	779,650	341,500
Pathways Program Expands, renews and upgrades the pathway network to improve walking and cycling connectivity, accessibility and safety across the City.	1,116,474	1,001,602	1,763,949	1,553,808
Plant and Fleet Delivers timely replacement of plant, fleet and equipment to ensure assets remain safe, reliable and fit for operational requirements.	2,257,945	1,839,901	2,024,363	2,188,567
Roads and Car parks Program Renews and upgrades roads, car parks and traffic infrastructure to maintain safe, accessible and well-functioning transport networks.	4,937,975	7,854,113	5,871,910	6,455,428

Transport – Drainage Delivers targeted drainage upgrades and renewals to reduce flooding risk and improve stormwater performance in low-lying areas.	323,667	323,667	323,667	121,750
Transport – Other Renews and upgrades public transport and streetscape infrastructure, including bus shelters, lighting and banner systems to improve safety, accessibility and amenity.	341,126	228,190	419,088	591,807
TOTAL	**19,207,457**	**27,358.584**	**34,702,479**	**25,147,907**

[Back cover]

61 Broun Avenue, Morley WA 6062

Civic Centre Opening Hours: 8.30am - 4.30pm (Monday to Friday)

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10.1.3 The Rise Café

Applicant/Proponent:	Rise Now Pty Ltd
Owner:	City of Bayswater
Responsible Branch:	Economic Development
Responsible Directorate:	Office of the CEO
Authority/Discretion:	Executive/Strategic
Voting Requirement:	Simple Majority Required.
Attachments:	1. Request for Rent Relief [**10.1.3.1** – 1 page]
Refer:	Item: 10.1.2 OCM: 01.07.2025
Officer Declaration:	*The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.*

CR CALE BLACK DECLARED AN IMPARTIAL INTEREST

In accordance with regulation 22 of the Local Government (Model Code of Conduct) Regulations 2021, Cr Cale Black declared an impartial interest in this item as he provided a deputation as a private citizen, prior to election, on item 10.1.2 at the 1 July 2025 Ordinary Council Meeting, which was awarding of the contract.

Cr Cale Black remained in the Council Chambers and voted on this item.

This item does not contain any information that is considered confidential in accordance with Section 5.23 of the Local Government Act 1995.

SUMMARY

The Lessee has been operating out of the City's Rise facility since December of 2025. During this period they have been establishing their customer base along with exploring options for activating the space around the Rise.

Due to challenges in establishing a consistent customer base the lessee has requested consideration of a rent-free period for up to 12 months to enable the business to establish in what is proving to be a challenging market.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

That Council:

1. **Approves a temporary rent-free period for Rise Now Pty Ltd (lessee) for the City owned Rise Café space for a period of six months, commencing 17 August 2026 and concluding 16 February 2027, in recognition of the financial and operational challenges currently being experienced by the lessee;**
2. **Notes that the rent relief is a one-off, time-limited concession and does not vary or establish any ongoing entitlement under the existing lease agreement;**
3. **Determines that the temporary rent concession is in the public interest, having regard to the community benefit provided by the lessee, the importance of maintaining continuity of services, and the potential financial and operational impacts that may arise should the lessee cease operations;**
4. **Authorises the Chief Executive Officer to negotiate and execute a deed of variation, or any other documentation necessary to give effect to the temporary rent relief, on terms consistent with this resolution;**
5. **Requires the lessee to continue to comply with all other obligations under the lease agreement during the rent-free period; and**

6. Requests the Chief Executive Officer to provide Council with a report prior to the expiry of the rent-free period outlining the lessee's financial position and whether any further assistance is recommended.

Cr Elli Petersen-Pik – Deputy Mayor Moved, Cr Nat Latter Seconded

CARRIED: 7/2

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, Cr Anthony Pittaway, Cr Nat Latter, Cr Elli Petersen-Pik – Deputy Mayor, Cr Cale Black and Cr Donovan MacDonald.***

Against: ***Cr Steven Ostaszewskyj and Cr Michelle Sutherland.***

BACKGROUND

The café space at the Rise has been occupied by multiple operators since 2011. The previous occupier of the space was the SERO Institute who closed the café on the 28 March 2020, at the height of the COVID 19 pandemic.

The space remained unoccupied for almost 6 years before the City requested expressions of interest in 2025 to reopen as a café.

The City received three expressions of interest. Assessment of the applicants was based on the City's procurement scoring matrix. The factors considered were their business concept, plans, experience, and financial situation.

The successful applicant was an established business (Ambrosia Catering) that was looking to expand their operations further into the Perth metro area.

The lease was executed by the preferred Lessee as Rise Now Pty Ltd, in mid-November 2025 for a 5-year period with the option to extend for a further 5 years. The lease specifies a monthly rent of $1,916.66. The café opened on 1 December 2025 trading as Grind @ The Rise.

In early May 2026, the City received notification from the Lessee that the café was experiencing challenges in attracting sufficient customers to enable the business to break even monthly.

The Lessee has requested that the City considers a rent-free period of up to 12 months (**Attachment 1** refers) to enable it to build their customer base and explore options for activating the café. The Lessee proposes to continue to pay all other outgoings required under the lease.

EXTERNAL CONSULTATION

N/A

OFFICER'S COMMENTS

There are approximately 8 cafés in proximity to the Maylands town centre currently offering coffee and café style food, the competition with a defined geographical area is strong. The key for any new business is to establish themselves as 'the place to go' within the local market of regular café visitors. Rise Now has found this task to be challenging even with the assistance of their in-house marketing team.

The key to the café surviving is to increase the number of customers on a regular basis. The number of customers passing from the library and the recreation centre has proven to be insufficient to sustain the business. At times there are a limited number of parking bays at the Rise on weekdays. Potential customers to the café may be likely to go to more accessible coffee shops for ease of access and additionally the café has limited visibility from the road.

During the first 7 months of tenancy, there have been no issues with managing the lease. The Lessee has voluntarily provided their financial details which confirm they have been trading at a loss. They have reduced their staffing to limit their outgoings however; they have indicated that they are not in a strong position after only 7 months of trading.

The Lessee has informed the City that it has embarked on a social media marketing campaign to the value of $1,600 to try to build their customer base over the next few months. Mother's Day in Maylands and a Rotary community event both took place recently. The City's Art Awards also took place at The Rise and it is hoped that these events contribute towards a repeat customer base.

The area surrounding the café has experienced reports of anti-social behaviour over a number of years, including prior to the current tenancy. Since the café opened, the City's Community Safety team has observed an improvement in behaviour, supported by increased activation of the area. The café has encouraged greater passive use of the adjoining grassed area by families, visitors and customers, creating a more vibrant, social and welcoming environment. This increased activity and natural surveillance contributes to a stronger sense of safety and amenity for the broader community. An example of the sort of activation being experienced is provided in the photograph below:



The recommendation is framed as a limited intervention to protect the City's interests in a difficult-to-let asset, rather than as ongoing support for a private business. The premises were vacant for almost six years prior to the current lease, and a return to vacancy would likely result in no rental income while also reducing activation at The Rise. Continued operation of the café supports the broader function of the library, recreation centre and community precinct, and may contribute to improved passive surveillance and reduced antisocial behaviour during daytime hours.

While the Lessee requested up to 12 months' rent relief, the officer recommendation limits the relief to six months to reduce the City's financial exposure and provide a clear review point. This approach balances the Lessee's request with Council's responsibility to manage public assets prudently and avoids committing the City to a longer period of foregone revenue without evidence that the business can become sustainable.

The six-month relief period is not intended to establish an expectation of ongoing support. The success of the rent relief period should be evaluated before the end of the six months having regard to evidence provided by the Lessee, including changes in monthly revenue, customer numbers, trading losses, marketing activity, event-based activation, operating hours, compliance with lease obligations and whether the Lessee can demonstrate a credible pathway to recommencing rent payments when the relief period ends.

If required a further report would be presented to Council or if improvements have been made, then the Lessee would be expected to recommence rent payments in accordance with the lease. If the business remains unable to trade sustainably, the City would need to consider its options under the lease, including whether continued occupation remains in the City's interests.

The circumstances of this request are specific to the history and characteristics of this City-owned site, including the prolonged prior vacancy, limited visibility, access constraints and role of the café in activating a community facility. Approval of the recommendation should therefore not be considered to create a general precedent for rent relief for commercial tenants.

From an economic development perspective, the café contributes more than rental income. It supports place activation, improves the visitor experience at The Rise, provides a service to users of the library, recreation centre and community facilities, and contributes to local employment and small business activity. While the City should not provide ongoing support to an unviable business, a time-limited rent relief period is consistent with an economic development approach where it protects activation, supports a local operator through an establishment phase, and allows the City to test whether the tenancy can deliver broader community and precinct benefits.

LEGISLATIVE COMPLIANCE

N/A

RISK MANAGEMENT CONSIDERATION

The table below shows the level of risk for each impact category, if the officer's recommendation is not adopted by the Council.

Impact Category	Appetite	Risk Rating
Workplace, Health and Safety	Low	Low
Financial	Medium	Medium
Reputation and Stakeholders	Medium	Medium
Service Delivery	Medium	Low
Environment	Low	Low
Governance and Compliance	Low	Low
Strategic Risk	SR02 – Failure to strategically plan, deliver and maintain infrastructure and assets.	

FINANCIAL IMPLICATIONS

The financial implication of the officer recommendation is the foregone rental income of $1,916.66 exclusive of GST per month for six months, being approximately $11,500 exclusive of GST in total. The Lessee would continue to be responsible for all other outgoings required under the lease during the rent relief period.

If the business fails, the City would likely receive no rental income from the premises until a new lessee is secured. Given the premises were previously vacant for almost six years, there is a material risk that reletting the space may take an extended period and require further officer time, marketing and negotiation before rent recommences.

For Council, the decision is therefore a choice between accepting a defined short-term reduction in income of approximately $11,500 or maintaining the current rent position with the risk that the tenancy fails and the City receives no rent for a potentially longer period. The recommended six-month relief period limits the City's exposure while preserving the opportunity for the café to stabilise and continue contributing to activation of The Rise precinct.

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Council Plan 2025 – 2035, the following applies:

Key Result Area:	Economic
Outcome 4.3	Sustainable Thriving Businesses and Employment
Objective 4.3.1	Actively build relationships to support local businesses and increase local job opportunities.

The recommendation supports the City's economic development objectives by encouraging activation of community assets, supporting local business activity and improving the attractiveness and use of The Rise precinct.

CONCLUSION

Establishing a sustainable customer base for a new business takes time, particularly during the initial stages of operation. Should the lease be terminated, the premises are likely to remain vacant for a period while a new tenant is identified and appointed. This would result in a loss of rental income, additional leasing costs and reduced activation of a City-owned facility during the vacancy period.

While the lessee has requested a 12-month rent-free period, approving relief for the full period at this stage would commit the City to a significant concession without an interim opportunity to assess whether the intended outcomes have been achieved. A staged approach is therefore considered more appropriate, balancing support for the lessee with the City's responsibility to manage public assets and financial resources prudently.

A six-month rent-free period represents a measured and proportionate response. While it cannot guarantee the long-term success of the business, it provides the lessee with a reasonable opportunity to strengthen its financial position and establish a more sustainable customer base, while limiting the City's financial exposure.

The recommended concession also provides Council with a defined review point to assess the lessee's progress before considering whether any further assistance is warranted. This approach balances the City's financial interests with the public benefit of maintaining an active tenancy and ongoing activation of the facility. Should there be no material improvement during the concession period, the City will be well placed to reassess the tenancy and determine the most appropriate course of action, having regard to both the commercial and community interests of the City.

City of Bayswater

We are requesting 12 months of rent relief to assist with the development of the base business and to help establish a stronger presence within the local market and public space.

To support this growth strategy, we have engaged an external social media company, Good Feed, to strengthen our online presence and brand awareness, at a cost of $1,500 per month.

In addition, we have implemented several loyalty programs designed to increase customer retention, encourage repeat visitation, and further build the base business.

We believe these initiatives, combined with temporary rental support, will place the business in a stronger long-term position and deliver sustainable growth moving forward.

Kind Regards

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CATERING & EVENT HIRE

JASON FLOYD
Operations Manager
+ 61 8 9591 3666
[redacted]
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10.1.4 Expression of Interest – Lease – 14 King William Street Bayswater

Responsible Branch:	Property and Economic Development
Responsible Directorate:	Office of the CEO
Authority/Discretion:	Executive/Strategic
Voting Requirement:	Simple Majority Required.
Attachments:	1. Submissions Received [**10.1.4.1** – 77 pages] 2. CONFIDENTIAL – Cygnet West Submissions Table [**10.1.4.2** – 2 pages] 3. EOI Submission Review [**10.1.4.3** – 2 pages]
Refer:	Item: [10.1.2] OCM: [09.12.2025]
Officer Declaration:	*The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.*

This item contains one or more confidential attachments that may be dealt with behind closed doors, in accordance with Section 5.23(4) of the *Local Government Act 1995,* sub-section:

(c) information contained in a tender received by the local government for a contract to the extent that the information –

(i) is a tendered price; or

(ii) a tendered methodology for calculating a price;

SUMMARY

Council is requested to consider the future use and activation of 14 King William Street Bayswater following the completion of an Expression of Interest (EOI) process conducted through a commercial real estate agency. The report summarises the EOI process, the submissions received, the assessment undertaken, and the basis for the recommended proponent.

While financial return remains an important consideration, the recommendation reflects a staged proposal that best balances commercial outcomes with the broader strategic and community objectives of the City. In reaching this recommendation, officers have considered the overall merits of each proposal, including its capacity to activate the property, support the City's strategic objectives, appropriately manage risk, and deliver a level of public benefit commensurate with any proposed lease incentives or financial contribution by the City.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

That Council:

1. **Notes the outcome of the Expression of Interest (EOI) process for the lease of 14 King William Street Bayswater and the assessment of the five submissions received;**
2. **Endorses Calder Hospitality Pty Ltd as the preferred proponent for the purpose of entering into exclusive commercial negotiations;**
3. **Authorises the Chief Executive Officer to negotiate the commercial terms of a proposed lease and undertake any financial, legal, commercial and technical due diligence necessary to determine whether an agreement can be reached;**
4. **Notes that the endorsement of a preferred proponent does not constitute approval of a lease or any commitment by the City to enter into a lease agreement; and**
5. **Requests the Chief Executive Officer to report back to Council with the outcome of the negotiations and due diligence, together with a recommendation on whether to proceed with the proposed lease.**

Cr Donovan MacDonald Moved, Cr Michelle Sutherland Seconded

CARRIED UNANIMOUSLY: 9/0

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, Cr Steven Ostaszewskyj, Cr Anthony Pittaway, Cr Michelle Sutherland, Cr Nat Latter, Cr Elli Petersen-Pik – Deputy Mayor, Cr Cale Black and Cr Donovan MacDonald.***

Against: ***Nil.***

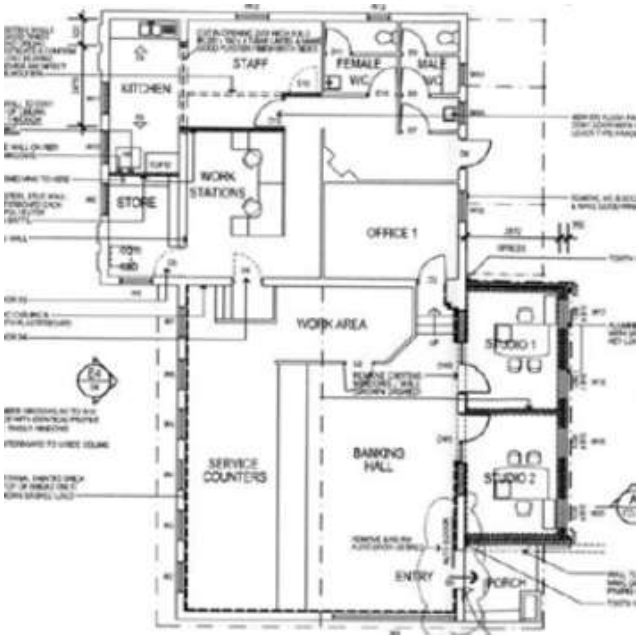
BACKGROUND

14 King William Street, Bayswater is a commercial facility which was previously leased to the Bendigo Bank since 2000. The property is the former Bayswater Post Office and was built in stages from 1898 and is on the City's Local Heritage Survey as a Category 2 place. Additional buildings were constructed in 1936, the 1960's, and 2010's.

A Category 2 place is considered:

- *"Very important to the heritage of the locality.*
- *High degree of integrity/authenticity.*
- *Conservation of the place is highly desirable.*
- *Any alterations or extensions should reinforce the significance of the place."*

The building was most recently approved for use as a shop (bank). The building currently comprises a large "banking hall / foyer", 3 offices, a workstation area, a kitchen staff room, bathrooms, and a storage area totalling approximately 195m2 of commercial space. The total land area is approximately 812m2 which comprises the building, a parking area with 8 tandem bays, and landscaping at the front of the building. A location map and site lay out is as follows:





The premises were vacated by the previous tenant in August 2025 and at the meeting of Council on 26 August 2025 Council considered an item in relation to these premises and resolved:

"That Council:

1. Requests that the Chief Executive Officer commence a disposal process, by a lease, of 14 King William Street, Bayswater by public tender.

2. Requests the results of the public tender be provided to Council for consideration at the end of the tender process."

The EOI period commenced on 11 October 2025 and concluded on 5 November 2025. Three responses were received prior to the closing deadline and were subsequently evaluated against predetermined criteria that were set out in the EOI documentation.

Whilst the EOI process revealed some interest in the site, the limited number of submissions and the mixed suitability of proposals indicated that a broader marketing approach was required to fully realise the vibrancy that this area needs.

Subsequently Council considered the item at its meeting of 9 December 2025 and resolved:

"That Council requests the Chief Executive Officer to utilise a commercial real estate agency to readvertise the property for disposal by lease."

The property falls within the METRONET East Redevelopment Scheme, with the Bayswater Structure Plan guiding development. Under the Structure Plan the property is included in the 'Core' area with a density code of R-AC0.

Additionally, asbestos has been identified as being present in part of the building, this will need to be addressed as part of any new lease arrangement for the site. The presence of asbestos was made known to the real estate agency and subsequent applicants and any remediation of the asbestos is to be agreed upon with the successful tenant.

EXTERNAL CONSULTATION

The City engaged the services of Cygnet West as a commercial real estate agency to advertise the EOI, which commenced on 8 April 2026 and concluded on 20 May 2026. The EOI was advertised in The West Australian newspaper and on multiple mainstream commercial real estate websites. The total advertising period for the EOI was 42 days. During this period, 5 suitable applications were received, copies of the broad submissions along with the concepts are included as **Attachment 1** to this report. **Confidential Attachment 2** is Cygnet West evaluation and **Attachment 3** provides a summary version of the submissions collated by City Officers.

OFFICER'S COMMENTS

Respondents were invited to inspect the property and to submit an application to the commercial real estate agency, this was then evaluated by City officers. The evaluation panel comprised of the Manager Property and Economic Development, Commercial Land Officer, and Senior Economic Development Advisor. No conflicts of interest were raised by either the respondents or the evaluation panel members.

The following is a summary of each proposal.

Applicant 1 – Bayswater Medical Group Pty Ltd

Applicant 1 proposes to operate as an allied health clinic in conjunction with their established business also located in Bayswater. They propose a fit-out period of three months to provide up to 4 allied health rooms and a group room, which would employ 6 or more staff members.

The applicant proposes an initial term of 5 years with an option to extend for another 5 years.

If successful, the applicant proposes the provide the following services at the property:

- Psychology
- Physiotherapy

- Dietetics
- Exercise Physiology
- Podiatry
- Occupational Therapy

Trading hours:

- Monday – Friday: 8:00AM – 7:00PM,
- Saturday: 8:00AM – 2:00PM,
- Sunday: By appointment.

Applicant 2 – Calder Hospitality Pty Ltd

Applicant 2 proposes to use the property as a hospitality venue. This site would operate independently from their established business in Guildford. They propose a fit-out period of 6 months to provide a venue with heritage sensitivity, which would employ 25-35 staff members.

The applicant proposes an initial term of 5 years with two options to extend for another 5 years each.

If successful, the applicant proposes the provide the following services at the property:

- Café
- Bar
- Restaurant
- Playground
- Small multi-purpose activity court

Trading hours:

- 7 days: 6:00AM – Undetermined (subject to approval)

Applicant 3 – Australia Care Pty Ltd (trading as My Supports)

Applicant 3 proposes to operate as a registered NDIS provider, transitioning into the space from their current operation in Midland. They propose a fit-out period of 3 months to provide a community activities hub, skill development activity centre, and office for disability and community services.

The applicant proposes an initial term of 5 years with an option to extend for another 5 years.

If successful, the applicant proposes the provide the following services at the property:

- Skill building
- Cooking classes
- Yoga
- Crafts
- Games groups
- Talent shows
- Walking group

Trading hours:

- Monday – Friday: 8:00AM – 7:00PM
- Saturday: By appointment

Applicant 4 – WA Car Hire Pty Ltd

Applicant 4 proposes to operate as an appointment-based vehicle hire service. They did not provide any concept imagery or plans.

They propose a fit-out period of 45 days to provide a car hire and local mobility service.

If successful, the applicant proposes the provide the following services at the property:

- Passenger vehicle hire
- Basic vehicle checks
- Small information point for the Western Australian Yunnan Association
- Secondary cultural activities

Trading hours:

- Monday – Saturday: 9:00AM – 5:00PM by appointment,
- Sunday and Public Holidays: By appointment.
- After-hours key return (subject to approval)

Applicant 5 – The Boring Business Co Pty Ltd (trading as Fabric Laundrobar)

Applicant 5 proposes to use the property as a self-service laundromat. They propose a fit-out period of 90 days to provide a laundromat, linen service, and dog wash.

The applicant proposes an initial term of 5 years with an option to extend for another 5 years.

If successful, the applicant proposes the provide the following services at the property:

- Self-service laundry
- Wash, dry, fold services
- Clothing alterations
- Nail bar
- Dog wash station
- Parcel lockers

Trading hours:

- 7 days: 6:00AM – 9:00PM (24-hour member access)

Expression of Interest Evaluation

To achieve a reasonably fair comparison to the previous EOI, the applications were assessed on the following established criteria:

1. Business Concept (40%)

   Please outline the proposed use of the space e.g. food and beverage concept and how your business contributes to or compliments the activation and enjoyment of the Bayswater town centre.

(a) Business type;

(b) Proposed trading hours;

(c) Outline how your business will operate and make use of the Premises; and,

2. Business Plan and Financials (20%)

   Please provide a detailed overview of the proposed business including financial statements and cash flows that make your business viable under the agreed rental amount.

3. Experience and Personnel (40%).

   Please provide details of relevant experience including:

   (a) Previous operations and locations;

   (b) Number of key staff and experience;

   (c) Are you an investor or an independent operator?

The table below reflects the outcome of the individual assessments undertaken when determining the suitability of each response received.

Assessment Criteria					
Applicant	***Business Concept***	***Business Plan & Financials***	***Experience & Personnel***	***Total Score***	***Rank***
Bayswater Medical Group Pty Ltd	*6*	*6*	*5*	*17*	***3***
Calder Hospitality Pty Ltd	*8*	*9*	*10*	*27*	***1***
Australia Care Pty Ltd	*8*	*8*	*7*	*23*	***2***
WA Car Hire Pty Ltd	*2*	*3*	*2*	*7*	***5***
The Boring Business Co Pty Ltd	*5*	*5*	*5*	*15*	***4***

The assessment was undertaken having regard to both quantitative and qualitative considerations. Officers considered the proposed lease terms and likely financial outcome to the City, however this was not the sole basis of the evaluation. The assessment also considered the extent to which each proposal would activate the Bayswater town centre, provide a use that is compatible with the heritage character of the building, support local employment and visitation, manage operational and compliance risks, and provide a level of certainty that the premises would be improved and occupied in a timely manner.

This approach reflects that the property is not a standard commercial tenancy. It is a City-owned heritage building in a prominent town centre location and its future use has the potential to influence local economic activity, public perception of the centre, and the conservation and activation of an important local heritage asset. For this reason, the preferred outcome is one that demonstrates an appropriate balance between financial return, public benefit and deliverability.

Due to the above factors the City is recommending that further negotiations be undertaken with Calder Hospitality. This applicant scored the highest in terms of their proposal across the evaluation criteria from Cygnet West and City officers.

Due to the proposal requesting contributions from the City towards potential fit out and the request for consideration of potential rent-free periods the City will need to undertake further due diligence around the following:

1. More surety around the actual costs for fit out including removal of asbestos currently located in the building;
2. Negotiation around what the City can contribute towards a fit out and a cost benefit analysis of the actual terms;
3. Further financial checks on the businesses along with Company Director checks;

4. Committed time frames from the applicants to determine actual commencement date to commence works; and
5. Anticipated date for operations to commence from the site.

From an assessment perspective, Calder Hospitality's proposal is considered to provide the strongest alignment with the objectives of activating the Bayswater town centre. The proposed café, bar, restaurant and complementary outdoor uses would generate regular visitation across a wider spread of days and times than a conventional office or appointment-based use. This is relevant to Council's consideration because activation of the premises is likely to contribute to increased pedestrian activity, passive surveillance, dwell time and associated benefits for nearby businesses.

Council may however wish to undertake further due diligence on applicant's 1 and 2 as well to determine the cost benefit analysis across all 3 of these applicants. It is anticipated that this work would be completed in time for Council to consider the item at its August 2026 Ordinary Council Meeting.

LEGISLATIVE COMPLIANCE

In accordance with section 3.58 of the Local Government Act 1995, advertising of the Disposal of Land by Lease was advertised in the *West Australian* on 8 April 2026.

RISK MANAGEMENT CONSIDERATION

The table below shows the level of risk for each impact category, if the officer's recommendation is not adopted by the Council.

Impact Category	Appetite	Risk Rating
Workplace, Health and Safety	Low	Medium
Financial	Medium	Low
Reputation and Stakeholders	Medium	Low
Service Delivery	Medium	Low
Environment	Low	Low
Governance and Compliance	Low	Low
Strategic Risk	SR02 – Failure to strategically plan, deliver and maintain infrastructure and assets. SR04 – Inability to work collaboratively to engage and partner with the stakeholders to promote and advocate opportunities to live and invest.	

FINANCIAL IMPLICATIONS

Should Council support the recommendation, the final commercial terms will need to balance the City's financial exposure with the strategic value of securing an active, heritage-sensitive use for the property.

It is therefore recommended that the Chief Executive Officer be authorised to negotiate final terms, rather than Council approving an unconditional financial commitment at this stage. The recommended approach is to finalise negotiations with the intention of providing lease incentives, such as an extended rent reduction period, to mitigate a high upfront cost to the City. This provides flexibility to test the applicant's proposed investment, confirm the allocation of capital works and remediation costs, and ensure that any City contribution is proportionate to the benefit received by the City and the community

There is also funds sitting within the City's municipal budget to the amount of $33,730 being received as compensation from the previous tenancy to make good and rectify previous fit out of the building. There is also an unconfirmed insurance claim for recent storm damage to the building for an amount of $17,000, both of these amounts could be made available for a contribution towards a fit out of the building.

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Council Plan 2025 – 2035, the following applies:

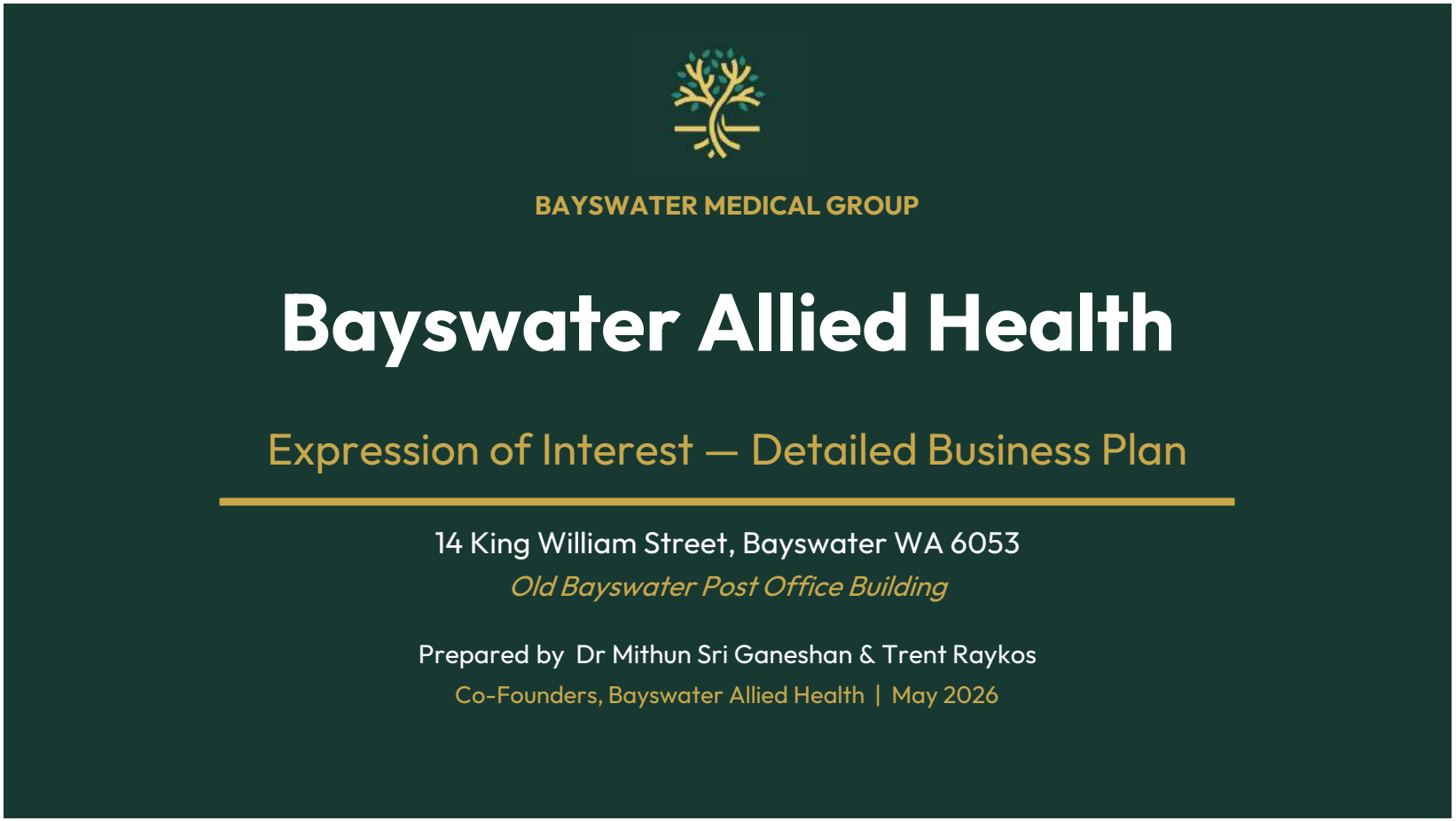
Key Result Area:	Built
Outcome 2.1	A Connected and Accessible City
Objective 2.1.2	Create liveable neighbourhoods and centres that include consideration of our built heritage.
Key Result Area:	Economic
Outcome 4.2	Distinctive Centres
Objective 4.2.1	Facilitate the activation of City and town centres.
Key Result Area:	Economic
Outcome 4.3	Sustainable Thriving Businesses and Employment
Objective 4.3.1	Actively build relationships to support local businesses and increase local job opportunities.

CONCLUSION

Considering the above, it is recommended that Council authorises the Chief Executive Officer to enter negotiations to lease 14 King William Street, Bayswater to Calder Hospitality. This recommendation is not based solely on the highest financial return. Rather, it reflects the overall assessment that the proposal offers the strongest combination of town centre activation, heritage-sensitive adaptive reuse, local employment, public-facing activity, commercial viability and strategic alignment with the City's objectives for distinctive and thriving centres.

While the proposal still requires further negotiation on capital works, asbestos remediation, lease incentives and other commercial terms, officers consider that it provides the clearest basis for Council to continue negotiations to justify investment because the proposed outcome would deliver benefits beyond a standard tenancy arrangement. These benefits include returning a vacant City-owned heritage asset to active use, supporting the economic role of the Bayswater town centre, encouraging increased visitation and activity, and securing a tenant with an operating model capable of drawing people to the centre across the week.

Council may also wish to undertake further due diligence on applicant's ranked 1 and 2 as well to determine the cost benefit analysis across all the applicants. It is anticipated that this work would be completed in time for Council to consider the item at its August 2026 OCM.


BAYSWATER MEDICAL GROUP
Bayswater Allied Health
Expression of Interest — Detailed Business Plan
14 King William Street, Bayswater WA 6053
Old Bayswater Post Office Building
Prepared by Dr Mithun Sri Ganeshan & Trent Raykos
Co-Founders, Bayswater Allied Health | May 2026

Executive Summary

Bayswater Allied Health is a proposed allied health clinic to be established at 14 King William Street, Bayswater — the iconic Old Bayswater Post Office Building. Operating as a division of the Bayswater Medical Group, this clinic will serve as a dedicated allied health hub, complementing and expanding upon the integrated care model already delivered by Bayswater GP at the new Bayswater Train Station.

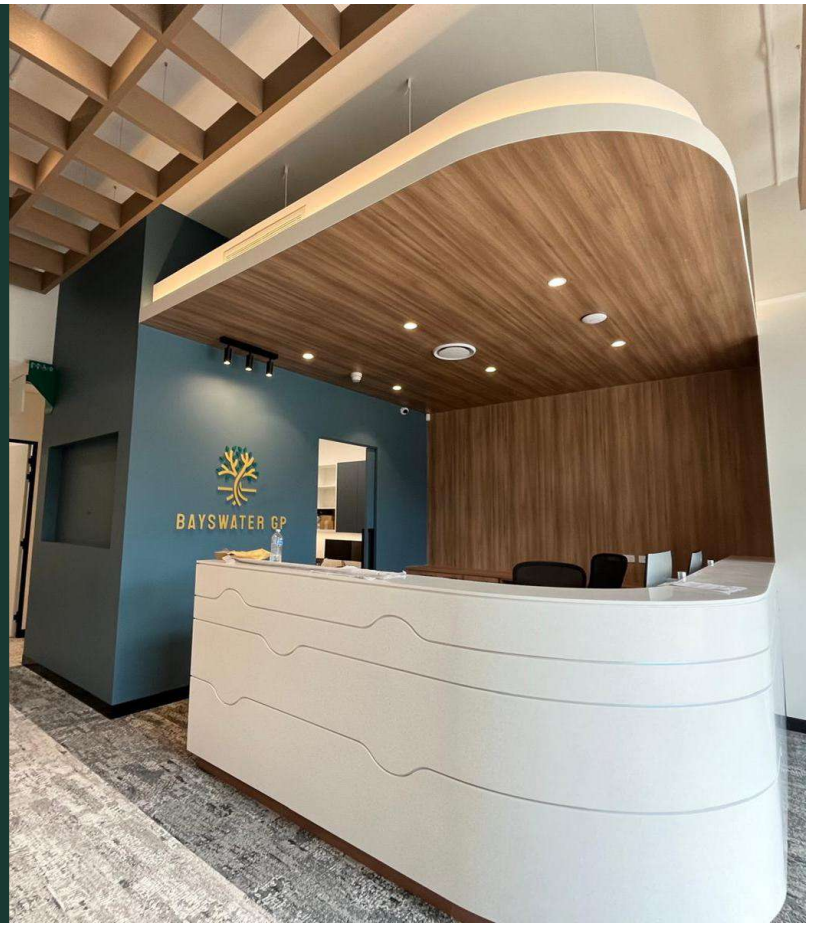
Bayswater Medical Group — Two Sites, One Vision

Bayswater GP (83 Railway Parade) — General practice & core allied health at the new Bayswater Train Station.
Bayswater Allied Health (14 King William Street) — Dedicated expanded allied health hub in the historic Post Office Building.

Together, both sites form the Bayswater Medical Group — a vertically integrated, community-first healthcare network offering a seamless one-group experience across general practice, psychology, physiotherapy, dietetics, podiatry, exercise physiology, and specialist allied health services.

Vision

To become the premier allied health destination in the Bayswater community — a welcoming, heritage-infused space where residents can access world-class allied health care, grounded in prevention, rehabilitation, and holistic wellbeing.



Market Opportunity

The City of Bayswater has a population of approximately 70,000 residents, with a primary catchment of over 150,000 within 5–10 km. Existing allied health services are fragmented, operating at or near capacity. We estimate Bayswater Allied Health could serve up to 25% of local allied health demand within three years.

Young Professionals

Median age 38 years. Demand from commuters valuing convenience near public transport. High demand for psychology and sports physiotherapy.

Young Families

26% of Bayswater population are couples with children. Strong demand for paediatric, post-natal, and family-oriented allied health services.

Ageing Population

Significant ageing demographic in established suburbs requiring chronic disease management, falls prevention, podiatry, and regular allied health support.

Mental Health Patients

Growing awareness and demand for psychology services. Mental Health Care Plans via Bayswater GP create a direct referral pipeline.

Our Mission

Bayswater Allied Health exists to close the gap between general practice and community wellbeing. By concentrating a broad range of allied health disciplines under one roof at the Old Bayswater Post Office, we will make specialist health support more accessible, better coordinated, and more deeply embedded in the fabric of the Bayswater community.

By establishing a strong presence in the historic heart of Bayswater, we aim to become the preferred allied health provider in the area — capturing a significant portion of the expanding market while honouring the heritage and community significance of the Old Post Office.

As part of the Bayswater Medical Group, Bayswater Allied Health is agile and adaptable to the evolving needs of the community — with an integrated model that has the potential to set a new standard for suburban allied health delivery.

Patient-First Care

Every clinical and operational decision centres on the patient experience.

Community Connection

Rooted in the history and culture of Bayswater.

Collaborative Practice

Our multidisciplinary team works in concert, not in silos.

Excellence

Rigorous clinical standards across every discipline.

Accessibility

Cost, location, and scheduling are never barriers to care.

Current Healthcare Landscape

The current allied health landscape in Bayswater is characterised by the following limitations:

Fragmented Care

Patients visit multiple locations for different services, leading to disjointed treatment plans and inconvenience.

Limited Availability

An undersupply of coordinated allied health services, with existing providers operating at or near capacity and long waiting times.

Lack of Specialisation

Many local providers offer only one or two disciplines, forcing patients to travel across suburbs for a full suite of care.

Inconvenient Locations

Most allied health providers are not centrally located or accessible by public transport, creating barriers for commuters.

No Integrated GP Pathway

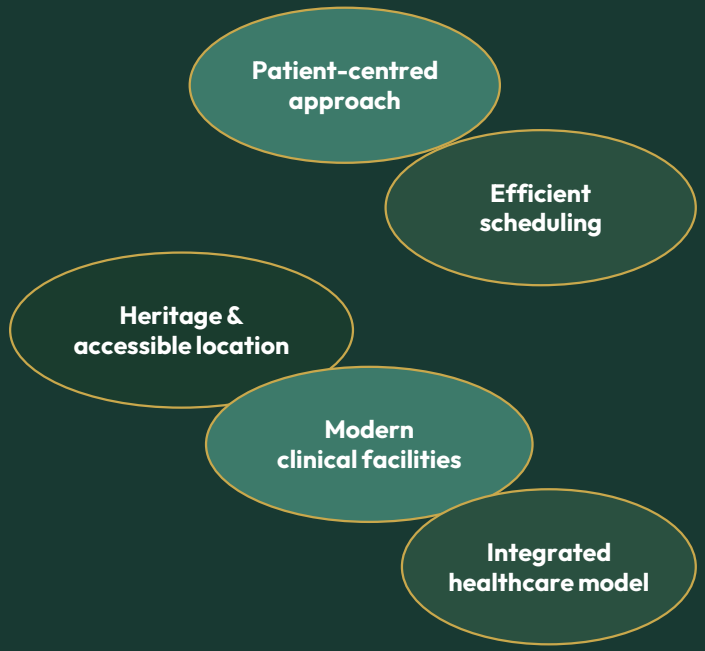
Poor cross-referral pathways between allied health providers and general practice — no formalised care planning.

Our Solution

Bayswater Allied Health is uniquely positioned to fill the gaps left by current alternatives. Our heritage location, modern clinical fit-out, and integrated systems elevate the patient experience above anything currently available in the market.

We offer a level of service integration that is currently unmatched in the area. By housing a range of allied health disciplines under one roof, we provide a holistic approach to healthcare that eliminates the need for patients to navigate fragmented care systems.

This integrated model — connected directly to Bayswater GP via shared records and warm-referral pathways — promotes better communication between healthcare providers, leading to more effective treatment plans and improved health outcomes.



Our Point of Difference

Accessibility

Our location at 14 King William Street — within 400m of Bayswater Train Station and with on-site parking — ensures unparalleled access for residents and commuters.

Efficiency

Extended operating hours (7:30am–7pm weekdays, Saturday mornings) and efficient scheduling systems reduce waiting times and maximise patient access.

Integrated and comprehensive Care

Collaborative approach with Bayswater GP promotes coordinated treatment plans via shared Best Practice records and formal referral pathways.

Comprehensive Care

Six allied health disciplines under one roof eliminates the need for patients to visit multiple locations for different healthcare needs.

Holistic Care

In-house psychology, physiotherapy, dietetics, exercise physiology, podiatry, and OT — comprehensive support for both physical and mental wellbeing.



BAYSWATER ALLIED HEALTH

Section 1

Experience & Capability

(a) Company Profile

Bayswater Medical Group is a vertically integrated, community-first healthcare network. The Group operates Bayswater GP at the new Bayswater Train Station is now proposing to establish Bayswater Allied Health at the iconic Old Bayswater Post Office Building.

Bayswater GP (Operational)	Bayswater Allied Health (Proposed)
83 Railway Parade, Bayswater	14 King William Street, Bayswater
Operational since 2025	Proposed launch: August 2026
General practice + core allied health	Dedicated expanded allied health hub
6 consult rooms, procedure room	3–4 allied health rooms + group room
320 sqm — Bayswater Train Station	191.4 sqm — Heritage Post Office Building

(b) The Co-Founders



Dr Mithun Sri Ganeshan

Co-Founder, Bayswater Allied Health
Managing Director, Bayswater Medical Group

Practising GP since January 2020, active in the health sector since 2008. Also an accredited physiotherapist — uniquely positioned to bridge general practice and allied health.

GP Liaison to St John of God Midland Public and Private Hospitals. Head Doctor of the Perth Demons Football Club. Clinical teacher to medical students and GP registrars.

Founded Bayswater GP at the new Train Station (2025). Special interest in musculoskeletal medicine, sports medicine, and all aspects of general medicine.



Trent Raykos

Co-Founder, Bayswater Allied Health
Physiotherapist — BSc Physiotherapy, Curtin University (2018), Co director New Frontier Allied Health

Specialist in sports and musculoskeletal physiotherapy — chronic pain, acute sports injuries, orthopedic rehabilitation, and falls prevention.

Clinical experience at Lifecare Physiotherapy Joondalup. Falls prevention work at The Falls Prevention Clinic supporting elderly patient independence.

Physiotherapist and Head Sports Trainer at Kingsway AFC and Sorrento FC. Aid at Sports Medicine Australia. Certified Sports Trainer Level 1 (Sports Medicine Australia).

Co – Director at New Frontier health consulting. Bringing GP and Allied health together through Medicare funded case conferencing

(b) Allied Health Team

Bayswater Allied Health will recruit experienced, community-focused allied health practitioners who share the Group's commitment to integrated, patient-centred care.

Role	FTE	Specialisation
Registered Psychologist	2 FTE	CBT, trauma, anxiety & depression
Physiotherapist	1 FTE → 2	Musculoskeletal & sports focus
Accredited Practising Dietitian	1 FTE	Chronic disease & paediatric nutrition
Exercise Physiologist	1 FTE	NDIS, cardiac & chronic disease
Podiatrist	0.5 FTE	Diabetic foot care & general podiatry
Occupational Therapist	0.5 FTE	NDIS & WorkCover focus

(c) Previous Relevant Experience

Bayswater GP — Established & Operational

Bayswater GP was established by Mithun Sri Ganeshan at the new Bayswater Train Station in 2025. Fitted out from greenfield, with a full GP and allied health team recruited and launched — providing direct, transferable evidence of the Group's capacity to design, deliver, and operate a complex multi-discipline healthcare offering.

- Secured 7-year lease with the PTA
- Delivered full medical-grade fitout through Perfect Practice (WA)
- Recruited and onboarded GPs, psychologist, physiotherapist, and dietitian
- Implemented Best Practice software, AutoMed scheduling, and Tyro payments
- Achieved AGPAL accreditation pathway and Medicare Practice Incentive registration

Trent Raykos — Community Sport & Clinical Track Record

Lifecare Physiotherapy (Joondalup) · The Falls Prevention Clinic · Physiotherapist & Head Sports Trainer at Kingsway AFC and Sorrento FC · Sports Medicine Australia. His community sport connections provide natural referral pathways into the allied health patient base.

(d) Comparable Operational Experience

Bayswater GP at the Train Station is the most directly comparable operational example, sharing key characteristics with the proposed Bayswater Allied Health offering:

Characteristic	Bayswater GP (Operational)	Bayswater Allied Health (Proposed)
Location Type	Transit precinct — PTA lease	Heritage civic building — City of Bayswater
Multi-discipline	GPs, psychologist, physio, dietitian	Psychology, physio, dietetics, podiatry, EP, OT
Integrated referrals	Internal GP-to-allied health referrals	Warm referrals from Bayswater GP
Fitout complexity	Full medical fitout, 320sqm	Heritage-sensitive fitout, 191.4 sqm
Community engagement	Bayswater Historic Society, local artists	Bayswater Historic Society, local artists
Technology stack	Best Practice, AutoMed, Tyro, AI docs	Shared technology stack across both sites

(e) Capacity to Deliver the Fitout

Bayswater Medical Group has directly demonstrated capacity to deliver medical-grade fitout programs, having completed the Bayswater GP fitout in 2025. The proposed fitout for the Old Bayswater Post Office leverages the same project team, contractor relationships, and operational systems.

Principal Fitout Contractor

Perfect Practice (WA) — delivered Bayswater GP fitout, confirmed available June–July 2026

Heritage Architect

Perfect Practice engaged to ensure State Heritage Office compliance and celebrate building character

IT & Digital

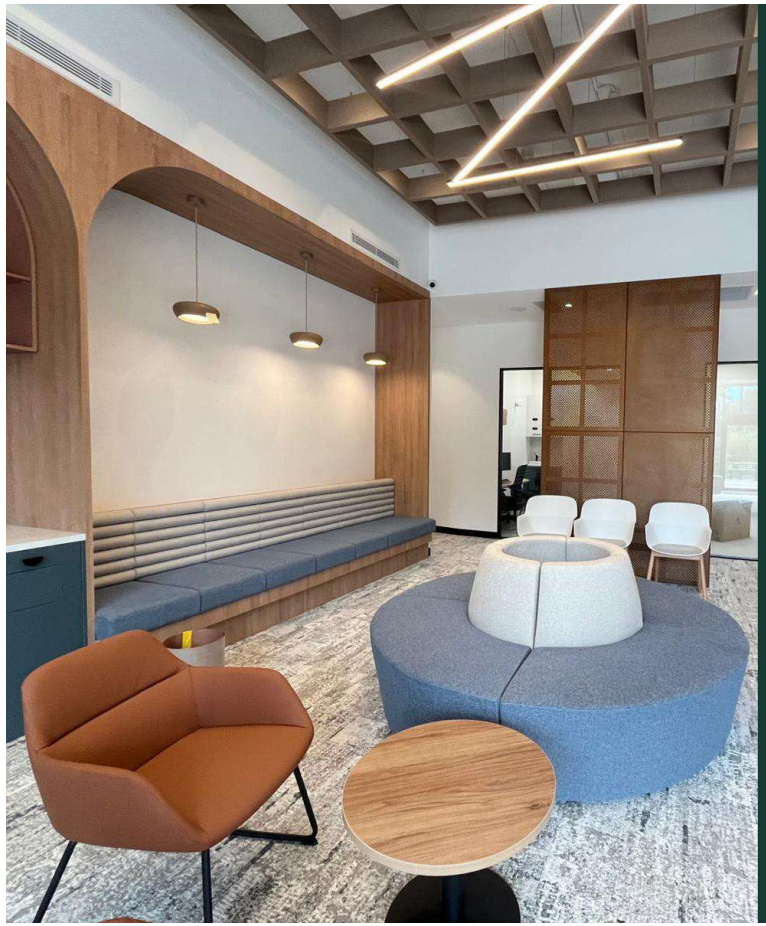
Adisyn— currently managing IT infrastructure and website for Bayswater GP

2026 Commitments

No other fitout or expansion projects committed for 2026 — full management focus on Bayswater Allied Health

Fitout Period

3 months



BAYSWATER ALLIED HEALTH

Section 2

Lease Offer & Financial Capacity

(a) Indicative Commercial Terms

The following indicative commercial terms are submitted in good faith as part of this Expression of Interest. These terms are non-binding and subject to formal negotiation and documentation.

Property	14 King William Street, Bayswater WA 6053 (Old Bayswater Post Office)
Tenant Entity	Bayswater Medical Group Pty Ltd
Internal Area	191.4 sqm + 6.8 sqm external shed + dedicated car park
Proposed Lease Term	5 years
Proposed Option	5-year option to renew (5 + 5 structure)
Fitout Period	45 days rent-free (as per EOI)
Commencement	TBA June 2026 (subject to negotiation)
Annual Rent Reviews	TBA
Outgoings	Gross rent — no separate outgoings liability
Guarantor	Directors of lessee entity, by personal guarantee

(b) Special Conditions

Fitout Contribution
Given the heritage-sensitive fitout investment required ($150,000–$200,000), a landlord fitout contribution of $200,000 is requested, acknowledging the long-term lease commitment and community health benefit provided.

Extended Rent-Free Period
In addition to the 45-day fitout period, a further 2 years rent-free is requested to support patient volume ramp-up during the soft launch phase.

Heritage Fitout Flexibility
Lease provisions allowing heritage-sensitive modifications — clinical fixtures, accessibility upgrades, and community-facing interior design elements — subject to all relevant heritage and planning approvals.

Signage Rights
Prominent external signage rights on King William Street consistent with the building's heritage character and City of Bayswater signage guidelines.

Turnover Rent
No turnover rent provisions proposed. A fixed base rent structure with CPI-linked annual reviews provides certainty for both parties.

(c) Financial Capacity & Strength

Established Revenue Base

Bayswater GP is an operational, revenue-generating practice with an established patient base, Medicare billing infrastructure, and growing allied health utilisation — providing the financial foundation to support the proposed lease commitment.

Fitout Funding

The $150,000–$200,000 fitout investment will be funded through Bayswater Medical Group operating capital, bank financing (existing banking relationships via Bayswater GP), and application for City of Bayswater heritage activation grant funding.

Multi-Stream Revenue Model

- Private health insurance rebatable consultations
- Medicare — Better Access Mental Health Care Plans
- Medicare — Chronic Disease Management Plans
- NDIS-funded exercise physiology, OT, allied health
- WorkCover & third-party insurance
- Self-funded & group program fees

Practitioner Model — Revenue Certainty

Practitioners engaged on a mixed service-agreement and room-tenancy model — ensuring fixed room-fee income regardless of appointment volumes during ramp-up phase. This structural approach mitigates revenue risk and ensures lease obligations can be met from day one.

> The Bayswater Medical Group is an operational, revenue-generating business with a demonstrated track record. The multi-stream revenue structure — combining government-funded healthcare, private health insurance billing, and a mixed practitioner model — provides strong financial sustainability over the proposed 5 + 5 year lease term.

(e) Fitout — Costs, Contractors & Timing

Cost Estimates

Architectural design & heritage approvals	
Construction (partitions, flooring, joinery)	
Clinical fixtures & specialist equipment	
IT infrastructure	
Signage & wayfinding	
Artwork & heritage displays	
Contingency (heritage works)	
TOTAL (based on escalated asbestos)	**~$750,000–$900,000+**

Contractors

Fitout:	Perfect Practice (WA) — delivered Bayswater GP
Heritage:	Perfect Practice
IT & Digital:	Adisyn
Artwork:	Local Bayswater artists & signage contractors

Timeline

June 2026	Lease execution, design brief, planning approvals
June–July 2026	Fitout works (45-day rent-free period)
Late July 2026	Equipment & IT installation
August 2026	Soft launch — psychology & physiotherapy
Sept–Oct 2026	Full service suite live

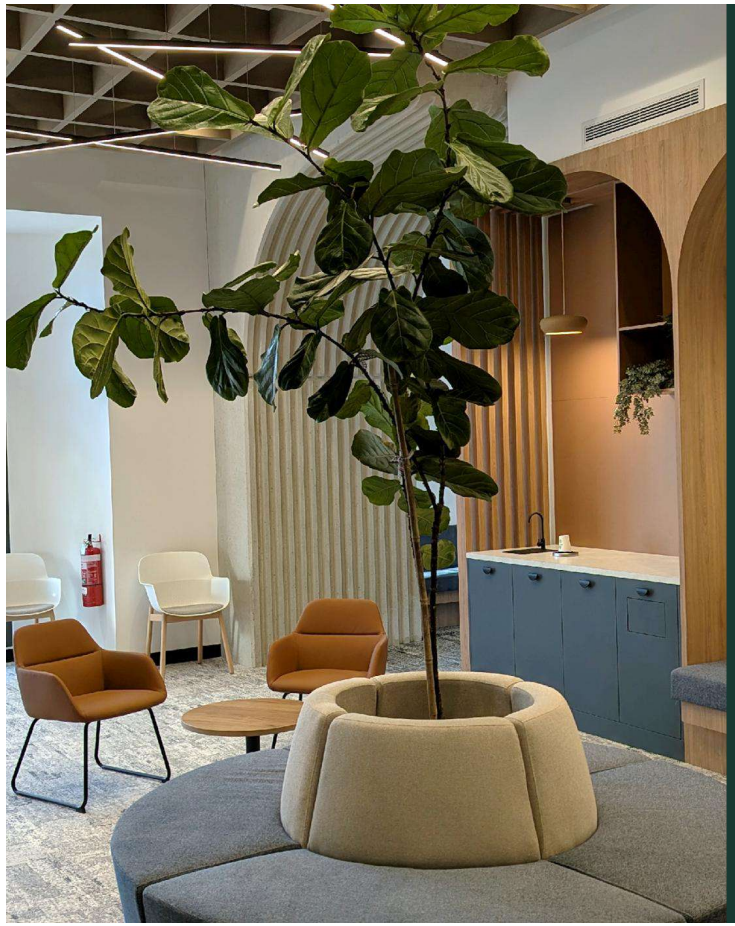
Lease Risk & Costing Summary

The ABEC asbestos reinspection report identifies predominantly bonded/non-friable asbestos cement products in generally stable condition at 14 King William Street.

Cost Component	Estimated Range	Commentary
Intrusive asbestos survey & testing	$5,000–$15,000	Required before fitout to identify concealed ACM
Known asbestos removal & clearance	$15,000–$35,000	Base-case bonded ACM removal scope
Escalation contingency	$35,000–$80,000+	Applies if hidden or friable asbestos identified
Full strip-out / demolition	$40,200–$80,400	Non-asbestos demolition benchmark
Fitout construction cost	$603,000–$703,500	Aligned with current Perth commercial fitout benchmarks

Project Cost Envelope:

Base-case: ~$658,000–$819,000 | Escalated asbestos scenario: ~$750,000–$900,000+



BAYSWATER ALLIED HEALTH

Section 3

Project Vision & Concept

(a) Vision & Delivery Strategies

Our Vision
To become the premier allied health destination in Bayswater — a welcoming, heritage-infused space where residents access world-class allied health care, grounded in prevention, rehabilitation, and holistic wellbeing.

Delivery Strategies

Integrated Care:
Formalised warm-referral pathways from Bayswater GP create a natural patient pipeline across both sites — ensuring high utilisation from day one.

Community Roots:
The heritage Post Office building is re-activated as a community health landmark reinforcing brand trust and patient loyalty.

Medicare Optimisation:
Mental Health Care Plans, CDM Plans, and Team Care Arrangements designed into the operating model from the outset.

Scalable Team:
Practitioner model starts lean and scales with demand — protecting financial sustainability as utilisation grows.

Technology-Enabled:
Shared Best Practice, AutoMed scheduling, and telehealth capability ensure seamless coordination across both Group sites.

(b) Type of Offering & Target Market

Bayswater Allied Health operates as a premium, multi-discipline allied health clinic — the allied health arm of the Bayswater Medical Group. The offering occupies a distinctive space in the local healthcare market that conventional strip-retail allied health clinics cannot replicate.

Young Professionals
Median age 38 years

Residents and commuters who value convenience, quality, and public transport accessibility. High demand for psychology and sports physiotherapy.

Young Families
26% of Bayswater population

Strong demand for paediatric, post-natal, and family-oriented allied health services — including paediatric OT, pelvic floor physio, and dietetics.

Ageing Population
Established Bayswater suburbs

Significant ageing demographic requiring chronic disease management, falls prevention, podiatry, and ongoing allied health support.

Mental Health Patients
Critical & growing segment

Growing demand for psychology services. Mental Health Care Plans via Bayswater GP create a direct, formalised referral pipeline.

(c) Goods & Services Offered

Service	Key Offerings	Funding Streams
Psychology & Mental Health	CBT, MHCP, group therapy, trauma-informed care	Medicare, PHI, Self-funded
Physiotherapy & Rehabilitation	Musculoskeletal, sports injury, post-surgical, paediatric	PHI, WorkCover, Self-funded
Dietetics & Nutrition	Chronic disease, weight mgmt, calorimetry, diabetes	Medicare (CDM), PHI, Self-funded
Exercise Physiology	Chronic disease, cardiac rehab, NDIS therapy	NDIS, Medicare, PHI
Podiatry	Diabetic foot, orthotics, paediatric, ingrown toenail	PHI, NDIS, Self-funded
Occupational Therapy	Functional assessments, NDIS/WorkCover, paediatric OT	NDIS, WorkCover, PHI

Plus: group programs — chronic pain management · falls prevention · diabetes lifestyle · mental wellness workshops · women's health programs

(d) Operating Hours & Adaptability

Monday – Friday	Extended hours for working professionals	**8am – 7pm**
Saturday	Family and community-focused appointments	**8:00am – 2:00pm**
Sunday	Psychology and select services	**By appointment**
Telehealth	Psychology and dietetics consultations	**7 days**

Seasonal & Precinct Adaptability

Operating hours will be adapted to reflect seasonal demand and community feedback. The Group will provide flexible capacity for pop-up services, visiting specialists, and community health screenings.

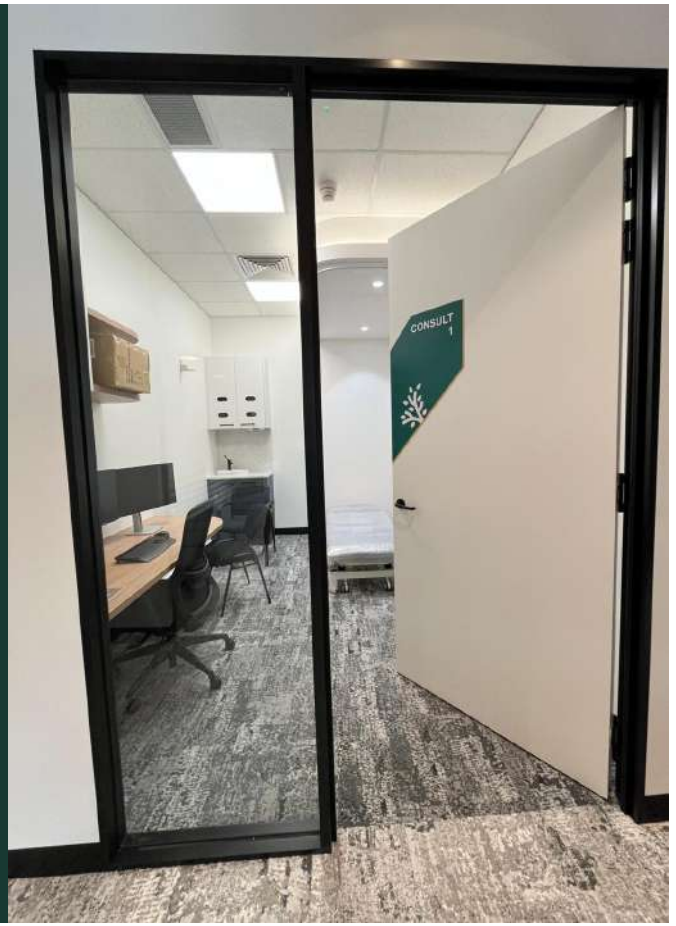
(e) Fitout Details

Design Philosophy

The fitout will sensitively integrate modern clinical functionality with the building's heritage character. Original architectural features will be preserved and highlighted. Local artists will be commissioned to create feature works. The building's Post Office history will be celebrated through curated displays — creating an environment that patients are proud to visit.

Fitout Inclusions

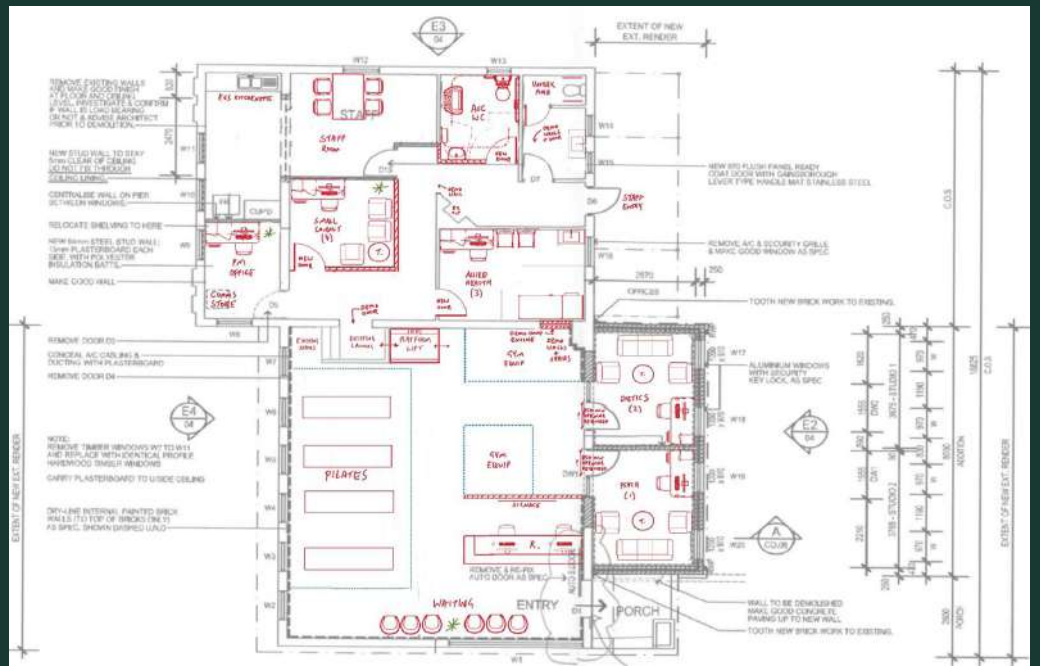
- 3–4 dedicated allied health consultation rooms with clinical-grade finishes
- Flexible group program room — group therapy, exercise classes, community health education
- Welcoming reception & waiting area honouring heritage — warm timbers, local artwork
- Practitioner workstations, shared admin hub, secure equipment storage
- Wheelchair-accessible entry and rooms compliant with Australian Standards
- Community notice board and heritage display celebrating the building's Post Office history




BAYSWATER GP
Need a blood test?

Proposed Floor Plan — 14 King William Street

The layout includes staff entry, allied health consultation rooms, offices, gym/Pilates space, storage, and entry porch — providing a strong base for the proposed allied health fitout.



(e) Sustainability

Bayswater Allied Health is committed to a sustainable fitout and operational model that respects the environmental and community context of the Old Bayswater Post Office.

Heritage Preservation

Adaptive reuse of the existing building reduces embodied carbon compared to new construction — the most sustainable approach available.

Sustainable Materials

Preference for locally sourced, recycled, and low-VOC materials consistent with the heritage character of the building.

Energy Efficiency

LED lighting throughout, energy-efficient HVAC systems, and smart building controls to minimise operational energy consumption.

Paperless Operations

Digital patient records, online booking, and paperless consent forms across both Bayswater Medical Group sites.

Waste Minimisation

Fitout contractor required to implement a construction waste management plan with a target of 80% diversion from landfill.

Active Transport

Proximity to Bayswater Train Station (400m) encourages sustainable commuting for patients and staff alike.

(f) Brand & Image

Bayswater Allied Health operates under the Bayswater Medical Group brand umbrella, with a dedicated identity that reflects the heritage character of the Old Bayswater Post Office and the community-first values of the Group.



Warmth & Community
Heritage fitout, local artwork, community displays — a space patients are proud to visit

Accessibility
Extended hours, telehealth, on-site parking, public transport access, NDIS services

Heritage & Place
Celebrating the Post Office's history as a civic landmark within the clinical environment

Clinical Excellence
Evidence-based practitioners, integrated care planning, Medicare-optimised service model

Integration
Seamless connection to Bayswater GP — one group, two sites, shared care

Measuring Success

Bayswater Allied Health will track performance against three key pillars, reviewed quarterly by the Bayswater Medical Group management team.

KPI 1: Patient Engagement	KPI 2: Financial Performance	KPI 3: Growth & Integration
• New patients per month	• Monthly revenue by discipline	• GP referrals to allied health
• Appointment utilisation rate	• Medicare claim volumes (MHCP, CDM)	• Inter-site care plans completed
• Patient satisfaction scores	• NDIS billing revenue growth	• New practitioners recruited
• Retention / repeat booking rate	• Revenue per consultation	• Group program attendance
• Wait time from referral to first appointment	• Profitability by service line	• Community program reach

Targets will be set and reviewed quarterly. An annual strategic review will assess expansion opportunities including additional practitioners, extended hours, and potential third Bayswater Medical Group location.

Location & Facilities

14 King William Street occupies a prominent corner position in Bayswater's civic heart — within 400 metres of Bayswater Train Station and with on-site car parking. The building's heritage architecture and community significance will be preserved and celebrated in our fitout, creating a warm, distinctive clinic environment unlike anything else in the local healthcare market.

Facility Layout — 191.4 sqm + 6.8 sqm shed + car park

- 3–4 dedicated allied health consultation rooms
- Flexible group program room (therapy, exercise, education)
- Welcoming reception & waiting area — heritage character
- Practitioner workstations & shared admin hub
- Secure equipment storage (plinths, calorimetry, podiatry chairs)
- Kitchenette & staff amenities
- Wheelchair-accessible entry & rooms (Australian Standards)
- On-site car parking

Heritage Design Approach
Original architectural features preserved. Local artists commissioned for feature works. Bayswater Post Office history celebrated through curated displays.

Implementation Plan

Bayswater Allied Health will be operational by August 2026, with the full suite of allied health services live by October 2026. The implementation timeline below outlines key milestones.

Lease Execution & Planning	*June 2026*	Finalise lease, engage fitout architect, obtain heritage approvals, procure equipment, finalise practitioner agreements.
Fitout & Compliance	*June–July 2026 (45-day rent-free)*	Heritage-sensitive fitout works, equipment installation, IT infrastructure, WA Health regulatory approvals, NDIS registration.
Soft Launch	*August 2026*	Commence operations with psychology and physiotherapy. Activate Bayswater GP referral pathways and begin community outreach.
Full Operations	*Sept–Oct 2026*	Full suite of services live including dietetics, exercise physiology, podiatry, and occupational therapy. Group programs commence.
Review & Expansion	*Year 1 Q4 onwards*	Quarterly KPI reviews. Assess additional practitioner capacity, group program demand, and potential extended hours.

BAYSWATER MEDICAL GROUP

Contact Us

For enquiries regarding this proposal, please contact:

Dr Mithun Sri Ganeshan & Trent Raykos

Co-Founders, Bayswater Allied Health

[redacted]

THE OLD BAYSWATER POST OFFICE

ENTERS IT'S NEW LIFE AS A FAMILY FRIENDLY, COMMUNITY BASED VENUE TRADING FROM MORNING TO EVENING



images within this document are indicative only, not to scale and subject to change based on planning and construction

CALDER HOSPITALITY PTY LTD
David Elder
Jesse Casserly
Hannah Fennell

WHO ARE WE?

Calder Hospitality PTY LTD

Dave, Jesse & Hannah

- Local and family owned operators of The Stirling Arms Hotel, a historic hotel and sprawling pub with a band room, accommodation and bottleshop attached.
- We have also created Percy's Playground, a nature based kids playground and family dining space.



- We all met working together at The Espy in Melbourne, one of Australia's largest hospitality venues. Since then, we have worked together on several other venues, including The Sporting Globe x 4 Pines collab brewpub in Sydney and The Raft in Perth.
- Jesse and Dave are both Aus Citizens, Hannah a permanent resident and soon to be citizen.
- Hannah & Jesse welcomed their first baby in 2024.
- We all live within a 30 minute drive of Bayswater, as well as working down the road in Guildford!
- Jesse and Dave have both worked in Hospitality since the age of 14, and worked our way up to senior management for several years, before owning our own venue together.
- Hannah has spent several years within hospitality and events, and will coordinate events, functions and social media.
- Creating great customer experiences and building positive staff culture has always been a significant part of our workplaces.

- We purchased The Stirling Arms Hotel in early 2024, and have successfully operated it since then. We are now showing over 25% monthly YoY growth, and looking for our next project.
- The hotel has been continously operating for over 170 years, and we plan on being a signifcant chapter in the history of this great pub.

WHO ARE WE?

- We are hands on operators who lead from the front and manage our team with a friendly, family style culture.

- We work closely with local trades for all aspects of our renovations so that we can continue to learn as well as manage projects. We would be completing the fit out with local registered trades to a high standard that we can be proud of, as well as standing the test of time. We aim to build things to last, as opposed to what is the cheapest available on the market.

- As we have spent our careers in hospitality; we functionally know what makes good venues shine, and bad venues struggle. We bring this to the design stage, through to fit out and then running the venues. We were named finalists in 2 categories of AHA awards last year, and looking to take at least one of them out this year!

- We pride ourselves on always improving and getting the best out of our team, as well as retaining our staff and building a positive and fun working environment.

- We have invested heavily in our staff as well as upgrading equipment to ensure the venue and kitchen are performing at high standards and something that everyone can be proud of.

- The project would be managed and delivered by us, as well as local WA-based consultants, suppliers and registered trades throughout the design and construction process.

LOCAL, EXPERIENCED & HANDS ON HOSPITALITY OPERATORS AND BUSINESS OWNERS



WHO ARE WE?

- Our most recent project was the design, construction and implementation of Percy's Playground to The Stirling Arms Hotel.
- We worked closely with Nature Based Play, our playground designers, as well as other local trades, to complete the fit out within budget. This space was previously a derelict parking and rubbish yard, so the transformation has been extremely successful.
- It has now been operating for 5 months, and is a massive hit with families.
- The venue operates from 9am on weekends, with coffees and kids play, through to the end of dinner every day of the week. We successfully manage the all day trade, keeping kids and parents happy and providing a great place for birthdays and events.
- The experience from this project has several lessons that would suit us well for another family friendly venue.



OUR RECENT PROJECT - PERCY'S PLAYGROUND

WHO ARE WE?

OUR CURRENT PROJECT - BILLIE'S CAFE



- Our current project we are working on is an extension to the pub to a vacant antiques store next door to the venue.
- We are looking to establish a cafe and all day bar atmosphere, as well as a beer garden servery. This area will trade from 6am, and seamlessly integrated into lunch and dinner pub trade.
- We aim to have this space completed and open towards the end of Q3 in 2026.
- We anticipate this project to provide additional growth to the business and further place us in a better position to continue to expand with another venue.
- The trades, design and skills from this project are also instantly transferrable to the potential Old Bayswater Post Office project.

WHAT DO WE HOPE TO ACHIEVE?

Our Vision

- Respectfully restore and reactivate one of Bayswater's most recognisable heritage buildings
- Create a long-term family-friendly hospitality destination connected to the local community
- **The venue is intended to operate as a relaxed, family-oriented hospitality space with a strong focus on respectful integration into the surrounding residential environment.**

Designed for Bayswater

- Responding to Bayswater's growing family and professional demographic
- Community-focused café, playground & bar environment
- Positive contributor to the continued revitalisation of Bayswater

Intended Venue Outcome

- Community meeting place
- Family dining destination
- Casual all-day hospitality venue

Venue Positioning

- More experience-driven than takeaway food outlets
- More family-inclusive than a wine or small bar
- More community-focused than a traditional restaurant
- Designed to complement and strengthen the existing Bayswater hospitality offering

Target Market

- Local families, Bayswater residents, young professionals, morning coffee and café trade, casual lunch and dinner customers, community groups and local gatherings

HONOURING THE HERITAGE AND HISTORY OF THE BUILDING



WHAT DO WE HOPE TO ACHIEVE?

Heritage & Interior
- Original bank/post office counter reused as the main café & bar service point
- Post office theming integrated throughout the venue
- Retention of key heritage character elements

Community Focus
- Local business feature wall
- Local artists able to display artwork
- Casual café/gallery style atmosphere

Outdoor Activation
- Large outdoor dining precinct
- Festoon lighting, umbrellas & shade sails
- Casual family-friendly seating areas

Recreation & Playground
- Multi-purpose casual play court with basketball hoop & soccer goal
- Dedicated post office themed playground
- Potential vintage postal van hero play feature
- Elevated play area with strong passive supervision

Landmark Venue
- Illuminated heritage façade
- Relaxed, family-friendly and community-focused atmosphere
- Designed as a welcoming all-day venue for Bayswater locals and visitors

HERITAGE STYLING AND POST OFFICE THEMED BRANDING



WHAT DO WE HOPE TO ACHIEVE?

The venue is designed as a genuine all-day hospitality destination, evolving naturally throughout the day to suit families, locals, professionals and visitors.
The concept has been intentionally designed to fill the gap between traditional cafés, restaurants and bars by creating a genuinely family-inclusive all-day hospitality venue.

Morning Trade (From 6am)

- Specialty coffee
- Fresh pastries & bakery items
- Bagels, sandwiches & brunch offerings
- Casual café atmosphere for commuters and locals

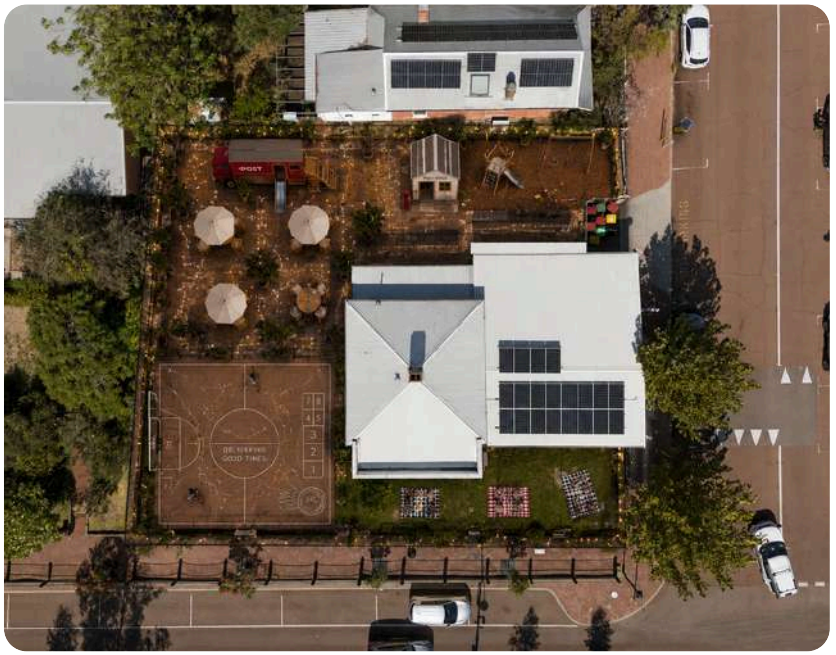
Lunch & Dinner

- Burgers and family-friendly meals
- Casual dine-in and takeaway options
- Outdoor dining and activated family spaces
- Relaxed community-focused atmosphere

Beverage Offering

- Specialty coffee
- Local tap beers
- Approachable wines
- Casual cocktails and refreshments
- The intention is to create a welcoming neighbourhood venue suitable for: morning coffee, casual meetings, family lunches, after-school catchups, and relaxed evening dining.

High quality fitout using local trades and complementing local businesses



WHAT DO WE HOPE TO ACHIEVE?

Community Outcomes

- Long-term activation of a landmark heritage building
- Creation of a family-friendly community gathering space
- Increased daytime and evening activity within the precinct
- Safe and welcoming recreation spaces for families and children
- Support for local artists, businesses and community groups
- Improved vibrancy and passive activation surrounding the town centre

Economic Outcomes

- Estimated 25–35 direct local jobs created
- Engagement of WA-based trades, suppliers and consultants
- Approx. $1m private investment into the property
- Increased visitation and customer flow into Bayswater
- Complementary trade generation for surrounding businesses
- Long-term secure tenancy and ongoing precinct activation

Hospitality & Tourism

- Destination-style family venue within the Bayswater precinct
- Hospitality offering designed to attract both locals and visitors
- Activation from morning coffee trade through to evening dining
- Unique heritage venue experience not currently offered within the area

High quality fitout using local trades and complementing local businesses



WHAT IS OUR OFFER

Lease Proposal

- Proposed 15 year lease with 2 x 5 year options
- Lease commencement tbc (subject to council approvals, DA, liquor licencing). We have the capability of working on planning immediately.
- We are seeking to establish a long-term sustainable tenancy and invest significantly into the property over the life of the lease.

Rental Structure

- Commencing rent: $80,000 per annum + outgoings
- 3.5% annual rent reviews
- 2 month rent free period at commencement
- Additional 4 months at 50% rent

Contribution & Support Request

- $250,000 fitout contribution requested
- Contribution towards substantial leasehold improvements including: grease trap, HVAC, bathrooms, make good works, asbestos removal and hospitality infrastructure

Financial Capacity

- Calder Hospitality currently tracking for approximately $6.5 million annual revenue with continued business growth forecast into 2027
- Mix of private capital and bank funding with our existing bank fund.
- Calder Hospitality directors proposed as guarantors
- We have existing hospitality operational infrastructure, supplier relationships, staffing systems and banking facilities already in place through Calder Hospitality and The Stirling Arms Hotel, significantly reducing delivery and operational risk associated with the project.

SECURE LONG TERM TENANCY WITH COMMITTED TENANTS



WHAT IS OUR OFFER

Venue
- All Day Café · Bar · Restaurant
- Family Friendly Hospitality Venue
- Multipurpose sports court & playground
- **Trade**
- Open Approx. 6am – Late
- 7 Days Per Week
- Indoor + Outdoor Dining

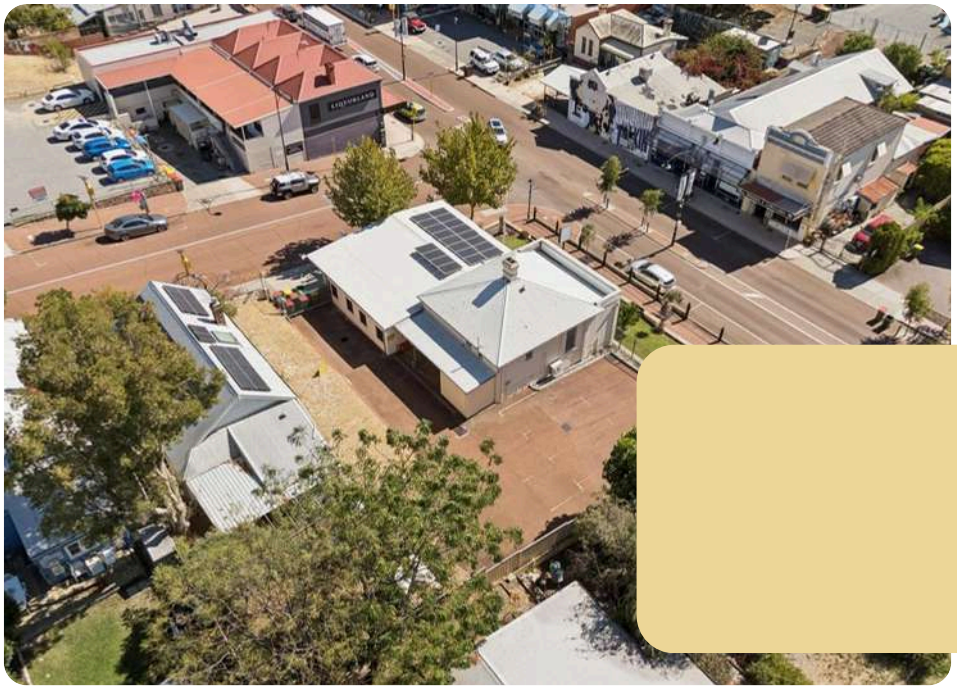
Forecasts
- $50k Weekly Revenue approx
- $2.6m Annual Revenue approx
- Approx. $300k EBITDA

Investment
- Approx. $1m Total Project Investment
- $250k Contribution Requested

Community Impact
- 25–35 Direct Jobs
- Activated Outdoor Dining Precinct
- Family Recreation & Playground Spaces
- Local WA Trades & Suppliers
- Community gathering hub

Heritage & Sustainability
- Retained Original Counter & Façade
- Energy Efficient Appliances
- Recycled & Reclaimed Materials

COMMUNITY-FOCUSED NEIGHBOURHOOD HOSPITALITY VENUE



THE OLD BAYSWATER POST OFFICE

WE APPRECIATE THE OPPORTUNITY TO HELP DELIVER THE NEXT CHAPTER OF THIS IMPORTANT BAYSWATER LANDMARK.



1. Experience and Capability

Company profile

My Supports is a national registered NDIS service provider with operations in all states and the ACT; our turnover is now over $60m pa and we employ around 1,000 staff nationally. We are a financially sustainable company recording breakeven or surpluses in each year.

We were founded in 2015 by people with disabilities and families. The founders – Jim Cairns, Rex Baker and Terry Mader – wanted to empower people with a disability to play a greater role in designing and delivering services. Today, 70% of My Supports' staff have a disability and/or personal experience as a carer.



Rex (back), Terry and Jim, founders of *My Supports*

We operate through 120 local teams, backed by small but strong national teams including clinical, IT, rostering, people & culture, finance and funding and marketing. We are a registered provider with the capability to safely support clients with complex (physical & psychosocial) needs.

We operate a wide range of NDIS services including SIL and in-home/community support services for people with disabilities.

We are a strong, sustainable, values-based organisation. We are a Western Australian success story and an integrated part of the disability community in this state.

Our key contact is the CEO Dr Andrew Young, who has more than 25 years experience in leadership in not-for-profit and social enterprise organisations, including as head of marketing and strategy for *The Smith Family*, CEO of *CanTeen Australia*, CEO of the *Centre for Social Impact*, CEO of *Stride Mental Health* and CEO of *My Supports*. He can be contacted at andrew.young@mysupports.com.au or on 0478 491 955.

Capacity Building and Group Activities



My Supports has facilitated a popular games group since 2020. The clients who participate in this group are mostly young adults, many of whom are now aged 18 and over. They come from a wide range of backgrounds and abilities, but what brings them together is a shared love of gaming and social connection.

The group provides a safe, welcoming, and inclusive environment where participants feel accepted and supported. It's not just about playing games — it's about building friendships, having fun, and

creating a genuine sense of community. For many participants, the group is one of the highlights of their week and gives them the opportunity to be themselves without pressure or judgement.

Participants gain a great deal from attending, including increased confidence, improved social skills, routine, and a stronger sense of belonging. The group also encourages independence and provides opportunities to try new experiences in a supportive setting.



My Supports provides a wide range of inclusive participation opportunities, including regular *Talent Shows* hosted at a partner café in Wanneroo.

Delivery and operational team/Operational experience

Name, Role and **Role on this Initiative**	**Description**
Dr Andrew Young Chief Executive Office **Project Lead**	After a corporate career in strategy consulting, Andrew has been a social-purpose organisation leader for 26 years, including as head of marketing, fundraising and strategy for *The Smith Family*¸ CEO of *CanTeen Australia*, CEO of the *Centre for Social Impact*, CEO of *Stride Mental Health* and CEO of *My Supports.* Andrew has also served on a wide range of social purpose boards. Andrew will oversee the fit out project and will take overall responsibility for all of the project outcomes.
Brooke Demasson Regional Manager	Brooke has over 20 years experience in the disability sector and has lived experience of supporting people with a disability. In her My Supports role she specialises in training for Support Workers and Team Leaders. In her role Brooke has a passion for engagement of people with disabilities in capacity-building activities. Brooke will take overall leadership for the development and expansion of a wide range of capacity-building activities for the Baswater communities hub.
Becky Blasgund Neighbourhood Team Leader **Activities Program Lead**	Becky has 7 years' experience working in support services, with a strong commitment and dedication to helping clients achieve their goals. She is compassionate and client-focused, with a passion for supporting people to build and maintain friendships and community connections. Becky's experience includes working as a Neighbourhood Team Leader and Activities Program Lead, where she coordinated programs, supported participants' individual needs, and helped create positive and inclusive environments. Becky was also proud that My Supports' activities group was recognised as a finalist in the 2025 WA Disability Support Awards, acknowledging our dedication and contribution to the disability support sector.

Name, Role and **Role on this Initiative**	**Description**
Alex Bishop Support Worker **Activities Program Coordinator**	Alex has volunteered in the community running events for the last 10 years, starting as Ballajura Playgroup President running activities and finances for this group, as well as P&C president for 7 years at his local school running school events and community fundraising and finances for these activities. Alex has also been on the local school board for 6 years as Chair. Alex has worked with the My Supports games/social activity group for the last 5 years, taking initiative and direction of the group after the first year and helping build it to the capacity it is today.

Capacity to deliver fit out/program

My Supports has no other real estate or similar projects underway or scheduled in 2026. Our focus is 100% the establishment of this activities hub for people with disabilities.

The project will be personally led and overseen by the CEO, who is based nearby in East Perth. In addition to his 26 years of experience leading social purpose organisations, Andrew also has extensive experience in property management and development. For ten years he was a non-executive director at Uniting NSW/ACT; Uniting has over $3bn in property assets and Andrew was a member of the Property and Finance sub-committee of the Board. Andrew has also led and managed property fit outs for several office and residential properties through his executive roles.

We will complete the fit out works in conjunction with an experienced developer of SDA accommodation, ensuring compliance with requirements for accessibility and public access spaces.

2. Lease Offer and Financial Capacity

Commercial Terms (non-binding)

We have attached the *Expression of Interest Document Form* including our overall non-binding offer, including

- Commitment to a 5 + 5 year lease
- Rent of $290 per sq metre ($55,506 pa) plus outgoings, with indexation at 3.5% pa; My Supports also responsible for utilities and services costs.
- A lease commencement date (subject to signing processes) of 1 July, with 90 days rent-free to complete fit-out works.

The *Expression of Interest Document Form* includes the lease incentive for Option 1 below, but we are happy to switch to Option 2 or some other proposal in consultation with the Council.

Incentive Requests/Capital Contribution Expectations

We propose two options for the Council's consideration with a different balance of lease incentive and capital contribution in each. We are happy to work with either option, or a different proposal if the Council prefers.

Option 1

- Council funds asbestos removal, demolish and replace toilets, remove current kitchen fit out, refresh painting and floors.
- My Supports funds the new kitchen and appliances, constructs a reception area and installs an operable wall.
- In return My Supports receives six months lease incentive.

In this option My Supports can project manage the entire refit (invoicing Council for works as appropriate), OR Council can make arrangements for its works directly.

Budget - Option 1			
Item	**Estimate**	**Council**	**MySupp**
Design, drafting	8,000		8,000
Demolish (kitchen, toilets)	12,000	12,000	
Asbestos Removal and Disposal	20,000	20,000	
Construct reception	8,000		8,000
Construct toilets	25,000	25,000	
Kitchen fitout	30,000		30,000
Painting	17,500	17,500	
Floors	15,000	15,000	
Operable Wall	18,000		18,000
Construction Total	**153,500**	**89,500**	**64,000**
Appliances	25,000		25,000
Total	**178,500**	**89,500**	**89,000**
Lease Incentive - Months Free	6		
Lease Incentive - Value	**27,753**		

Option 2

- My Supports funds and manages the entire refit (with Council approval for detailed plans).
- My Supports receives 24 months lease incentive.

Budget - Option 2			
Item	**Estimate**	**Council**	**MySupp**
Design, drafting	8,000		8,000
Demolish (kitchen, toilets)	12,000		12,000
Asbestos Removal and Disposal	20,000		20,000
Construct reception	8,000		8,000
Construct toilets	25,000		25,000
Kitchen fitout	30,000		30,000
Painting	17,500		17,500
Floors	15,000		15,000
Operable Wall	18,000		18,000
Construction Total	**153,500**	**0**	**153,500**
Appliances	25,000		25,000
Total	**178,500**	**0**	**178,500**
Lease Incentive - Months Free	24		
Lease Incentive - Value	**111,012**		

Both Options

In both options above, My Supports will also provide project management services.

Financial Strength, Capacity and Capability to Operate

My Supports is a national registered NDIS provider with over 1,000 staff and turnover exceeding $60m pa. We're a strong, financially secure and growing NDIS provider with no external debts or other financial commitments.

We're a genuine Western Australian company, founded by people with disability in WA over eleven years ago. We are committed to the long-term provision of support and empowerment for people with disabilities in WA.

3. Project Vision and Concept

Vision

My Supports will establish a thriving community hub for people with all abilities.

Our vision is to create a welcoming space with flexible-use areas for social and skill-development programs for people with a range of abilities/disabilities from the community. Activities may include:



- Games groups
- Basic cooking classes
- Talent shows
- Crafts
- Yoga/emotional regulation
- Skill-building groups eg basic budgeting; relationship education
- Walking group

The space will also serve as My Supports' "home address", replacing our traditional office/activities site in Midland. While our employees work from home, we do have a receptionist role that will be based at the Post Office and also welcome participants in the group activities. We will use the flexible space at this site for co-working and meeting spaces.

Activities/Services and Target Market



The participants in community activities will be people of all abilities, including intellectual and/or physical disabilities.

As one example. *My Supports* has facilitated a popular games group since 2020. In 2026 we outgrew the location for this group (a Men's Shed) and we are now temporarily supporting the group out of an office in Midland.

A second "advanced" games group has fifteen participants signed up and needs a home.

Other Evidence of the Need

Until August 2025, *Eloma Care* operated a day program out of a premises in Bassendean. My Supports and several other NDIS service provides had participants that regularly participated in these activities. In 2025 *Eloma Care* withdrew services from Westen Australia and the day program has not been replaced.

Intended Operating Hours & Adaptability to Precinct

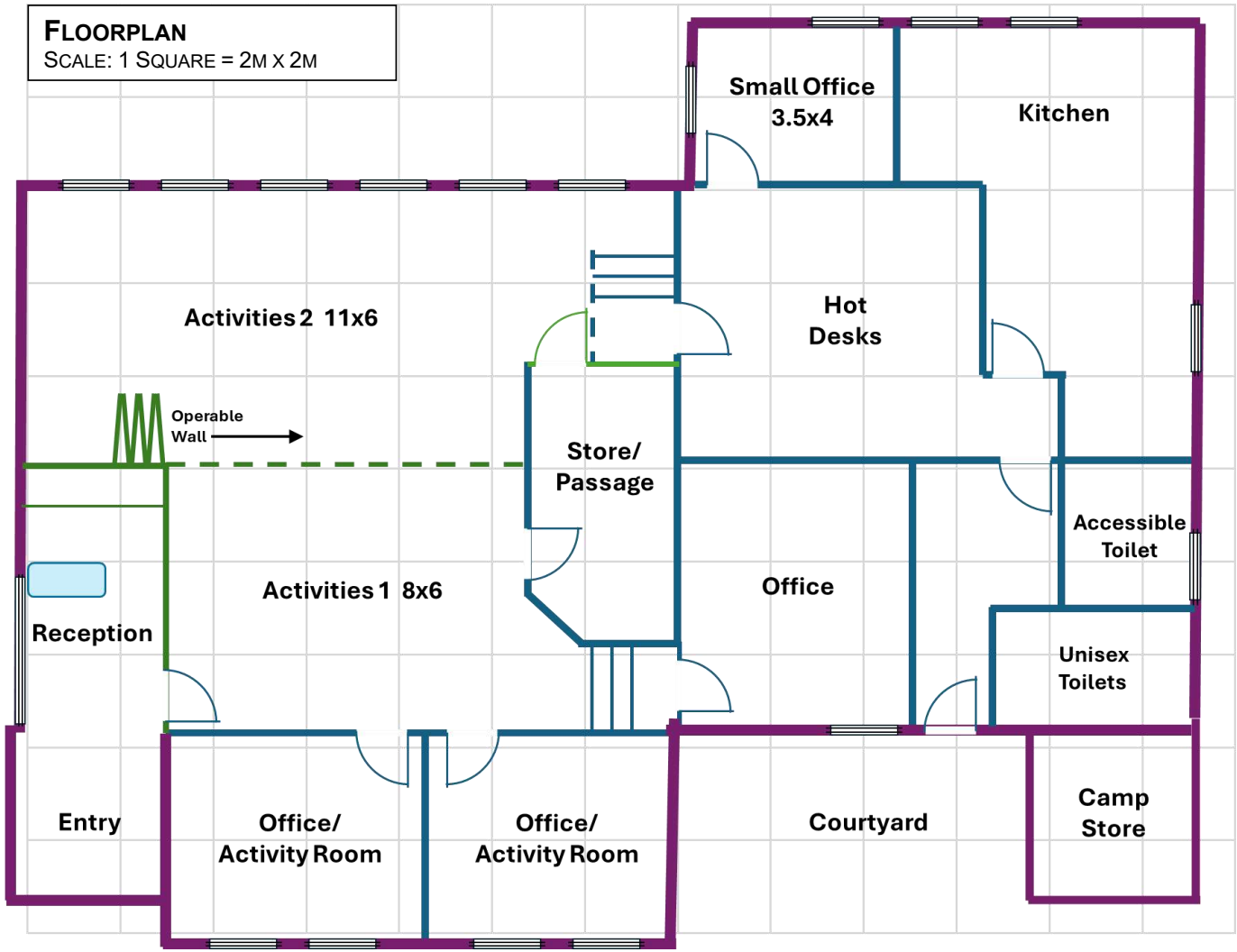
We propose using this site regularly in the following hours:

- 8am to 7pm weekdays: Group activities including day skill-building programs and afternoon social activities extending to 7pm on some days.
- 8 am to 5pm weekdays: Use of offices and meeting spaces for staff when the centre is not at full capacity for group activities.
- Weekends: Possible Saturday morning activities, occasionally extending for a full day.

We intend retaining the majority of the floorplan of the property (blue walls in the floorplan shown). The green walls show additions.

The bank service teller wall will be removed, creating an open-plan floorspace for larger group activities.

The main floor will be divided with a high quality operable wall/ sound barrier, allowing the room to be split into two for smaller group activities and office/meeting room use.

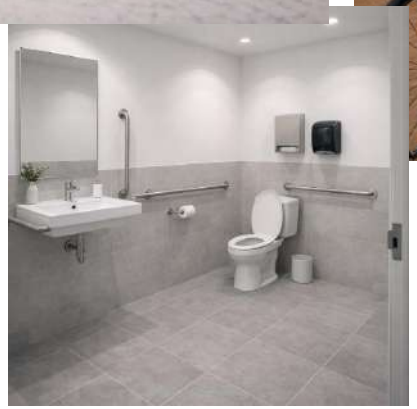


The images on this page suggest the style of the proposed refit for the property.









Cost Estimates

Cost estimates for the proposed fit out works are included in Part 2 of this document (Lease Offer and Financial Capacity).

Contractors/Partners

My Supports has close partnerships with two Western Australian developers, both with extensive residential disability services in the state. Each has development project managers and a network of tradespeople. Both have a depth of experience in construction and fit out suitable for people with various disabilities.

We will work with one of these partners to complete the fit out at 14 King William St.

Timing

We will complete the fit out between 1 July and mid October, for commencement of onsite services from late October.

Sustainability

Fit out works will be minor and we will ensure recycling of all removed material where possible.

My Supports is committed to sustainable operations. We note the solar system installed at the premises and we are keen to explore optimisation of this system if appropriate, including potential addition of a solar battery and inverter system at our cost.

"Image/Brand"

We intend for the Bayswater Post Office to be a welcoming space that looks and feels a strong part of its community. We will respect and maintain the character and history of the building and the site, keeping signage to a reasonable minimum.

My Supports' branding is colourful, warm and inclusive for people of all abilities. Examples of our brand mark and potential treatment are included below.



WA Car Hire Pty Ltd

Attachment A – WA Car Hire Project Vision and Concept Proposal

Property	Old Bayswater Post Office, 14 King William Street, Bayswater WA 6053
Proponent	WA Car Hire Pty Ltd | Trading Name: WA Car Hire
Director	Zhengang (Lewis) Liu
Date	13 May 2026
Purpose	Submitted in response to the City of Bayswater's Expression of Interest for leasing the Old Bayswater Post Office

(a) Vision Statement and Delivery Strategies

Vision: To establish a clean, low-impact and appointment-based car hire service at the Old Bayswater Post Office that supports town centre activation, respects the heritage building, and provides a modest community contact point for the Western Australia Yunnan Association.

WA Car Hire will operate as a compact rental office and customer handover point, not as a traditional car yard, workshop or used-car sales premises. The business will be digital-first, with customers booking online and attending the site by appointment for vehicle collection and return.

Delivery strategies: online bookings and scheduled appointments; limited and orderly on-site vehicle holding; all servicing, washing, detailing and mechanical work conducted off site; modest reversible fit-out; occasional small-scale cultural activities as a secondary function; and compliance with landlord, City and authority requirements for use, signage and fit-out.

(b) Type of Offering and Target Market

Offering: A station-adjacent car hire office and customer handover point. Customers book online, complete verification and payment digitally, then collect or return vehicles by appointment.

Target markets include local residents needing temporary or second vehicles; commuters and Bayswater Station passengers requiring onward mobility; visitors and business users seeking a convenient rental location outside the Perth CBD or airport terminal environment; families and community groups; and members or friends of the Western Australia Yunnan Association and culturally diverse communities.

The concept complements public transport and is intended to bring controlled, appointment-based customer activity into the Bayswater town centre.

(c) Goods and Services Being Offered

Core services: passenger vehicle, SUV and small van hire enquiries and bookings; customer verification, rental documentation and key handover; vehicle collection and return by appointment; basic vehicle condition checks at pick-up and return; and practical local travel or route information.

Secondary community and cultural activities: a small information point for the Western Australia Yunnan Association, with occasional low-density cultural sharing sessions such as Pu'er tea appreciation, Yunnan small-grain coffee introduction, travel photography or Yunnan culture talks. These activities will be secondary to car hire, modest in scale and subject to any required approvals.

Activities not proposed on site: mechanical repairs, servicing, diagnostics, washing, detailing, panel beating, spray painting, used-car yard activity, café, restaurant, commercial food preparation, entertainment venue use, or regulated professional advisory services such as migration, legal or financial advice.

(d) Operating Hours and Adaptability

Indicative hours: Monday to Saturday, 9:00am–5:00pm by appointment; Sunday and public holidays online booking only unless otherwise arranged; after-hours returns may be considered by secure key drop-box subject to approval and operational requirements; cultural activities will be occasional, pre-arranged and scheduled outside peak vehicle handover periods where practical.

The operation is designed to suit a town centre and heritage setting. Most booking, payment and documentation processes will be completed online before arrival, reducing on-site waiting time and unnecessary vehicle movement. Seasonal demand can be managed through appointment scheduling and off-site vehicle holding, rather than increased uncontrolled activity at the premises. WA Car Hire will aim to minimise impacts on traffic, parking, noise, lighting and visual amenity.

(e) Fit-Out Details

Level and style: The fit-out will be modest, reversible and heritage-sensitive, with no structural changes, major renovations or permanent works that alter the heritage character of the building. The intended style is clean, professional and calm, using neutral tones, freestanding furniture and subtle branding.

Indicative elements: a small reception/customer service desk; office desk, chairs, lockable cabinet and visitor seating; computer, printer, Wi-Fi router and booking support equipment; removable floor protection where required; simple internal display boards and brochure rack; small cultural display corner; and discreet signage subject to approval, with no drilling or damage to heritage fabric.

Cost estimate: approximately $4,000–$8,000, subject to final landlord requirements, approvals and contractor quotations. This includes basic furniture, IT equipment, removable display materials, simple signage and initial cleaning/presentation. No structural or permanent works are proposed.

Contractors, timing and sustainability: WA Car Hire will use appropriately qualified and insured contractors where required, including local signage providers, IT installers, cleaners and licensed trades. Fit-out is expected to be completed within the 45-day rent-free fit-out period, subject to lease finalisation, access and approvals. Sustainability measures include removable furniture, no unnecessary demolition, digital documentation to reduce paper, and all vehicle washing and servicing occurring off site at appropriate facilities.

(f) Image and Brand to be Delivered

WA Car Hire aims to deliver a professional, local, clean and heritage-respectful brand image. The premises will not present as a workshop, vehicle yard or hard-sell automotive business. It will present as a tidy, welcoming and well-managed mobility service with a modest multicultural community layer.

The brand image will be based on professional customer service, clean and orderly vehicle handover, respect for the Old Bayswater Post Office, low-impact operations, local connection to the Bayswater town centre, and a small cultural link through the Western Australia Yunnan Association.

WA Car Hire is committed to working constructively with the City of Bayswater, Cygnet West, the landlord and relevant authorities to ensure the proposed use is compliant, sustainable and appropriate for this important town centre and heritage location.

Summary of Key Commitments

Commitment	Position
Mechanical servicing on site	No
Vehicle washing or detailing on site	No
Spray painting, panel work or body repairs	No
Used-car yard or public vehicle sales display	No
Permanent structural alteration to heritage building	No
Café, restaurant or commercial food preparation	No
Regulated professional advisory services	No

Prepared by: Zhengang (Lewis) Liu | Director, WA Car Hire Pty Ltd | +61 428 390 789 | lewisliu@wacarhire.com | https://wacarhire.com

Lease Offer and Financial Capacity

Property: Old Bayswater Post Office, 14 King William Street, Bayswater WA 6053
Proponent: WA Car Hire Pty Ltd
Trading Name: WA Car Hire
Director: Zhengang (Lewis) Liu
Date: 13 May 2026

This attachment is provided in support of WA Car Hire Pty Ltd's Expression of Interest submission and should be read together with the completed EOI Form.

(a) Indicative Non-Binding Commercial Terms

WA Car Hire Pty Ltd submits the following indicative commercial terms:

Item	Proposal
Proposed LeaseTerm	3 years
Option Periods	2 + 2 years
Commencing Annual Rent	**$45,000 per annum + GST, gross rent**
Rental Rate	$235.11/sqm p.a. + GST, based on 191.4 sqm internal lettable area
Annual Rent Review	CPI + 1% annually, on each anniversary of lease commencement
Outgoings	Gross rent structure as stated in the EOI Form
Fit-Out Period	45 days rent-free fit-out period as provided in the EOI terms
Deposit	2 months' rent inclusive of GST, as provided in the EOI terms
Bank Guarantee	4 months' rent inclusive of GST, as provided in the EOI terms
Permitted Use	Low-impact car hire office, customer handover point, limited vehicle holding, and ancillary small-scale community/cultural contact point, subject to all required approvals

This offer is indicative and non-binding until formal lease documentation is agreed and executed by all parties.

(b) Special Conditions and Incentive Requests

WA Car Hire seeks a simple and commercially practical lease structure. The following special conditions are requested or acknowledged:

1. **Fit-out period:** WA Car Hire accepts the 45-day rent-free fit-out period provided in the EOI terms.
2. **No turnover rent:** WA Car Hire proposes a fixed gross rent structure and does not propose a turnover rent component. The business model is appointment-based and digital-first, rather than high-volume walk-in retail.
3. **No capital contribution requested:** WA Car Hire does not request a landlord capital contribution at this stage. Any fit-out will be modest, reversible and funded by the tenant.

4. **Permitted use confirmation:** WA Car Hire requests that the permitted use reflect the proposed low-impact car hire and local mobility service, including customer handover, administration, limited vehicle holding, and ancillary community/cultural activities as described in Attachment A.
5. **Heritage-sensitive fit-out:** Any fit-out will be non-structural, reversible and subject to all required landlord, City and authority approvals.
6. **Maintenance responsibility:** WA Car Hire accepts responsibility for day-to-day cleaning, presentation and minor internal operational items. Major structural, heritage fabric and base-building maintenance should remain the responsibility of the landlord, subject to the final lease terms.

WA Car Hire is open to constructive discussion on the above items during lease negotiations.

(c) Financial Strength, Capacity and Capability

WA Car Hire Pty Ltd is a newly established Australian proprietary company with a focused, low-overhead business model. The proposed use is deliberately modest in scale and has been structured to reduce financial and operational risk.

WA Car Hire confirms that it has the capacity to meet the key initial lease obligations, including:

- the proposed deposit;
- the required bank guarantee;
- initial rent obligations;
- modest fit-out and setup costs;
- business insurance and operating costs;
- initial vehicle-related operating costs.

The proposed fit-out is expected to be modest and reversible, with an estimated initial cost of approximately **$4,000–$8,000**, subject to final landlord requirements, authority approvals and contractor quotations. This reduces upfront capital risk and allows the premises to be activated without major building works.

The business model is also designed to limit ongoing overheads. Most booking, payment and customer verification processes will be completed online before customers attend the premises. Vehicle servicing, washing, detailing and mechanical work will be undertaken off site by appropriate third-party providers, avoiding the cost and impact of workshop-style operations.

WA Car Hire's Director, Zhengang (Lewis) Liu, has business, project coordination and compliance-focused operational experience. WA Car Hire has also included commercial referees and industry-related contacts in the EOI submission to support its operational planning and business capability.

Prior to commencement, WA Car Hire will arrange appropriate insurance, including public liability insurance, vehicle insurance and any other cover reasonably required under the lease or by the landlord.

WA Car Hire is prepared to provide further supporting information if shortlisted, including bank references, evidence of available working capital, insurance confirmation, accountant's letter or other financial capacity documentation reasonably requested by the City or its representatives.

WA Car Hire is committed to being a responsible long-term tenant and to operating the premises in a clean, compliant and commercially sustainable manner.

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Experience and Capability

Property: Old Bayswater Post Office, 14 King William Street, Bayswater WA 6053
Proponent: WA Car Hire Pty Ltd (ABN 13 696 988 333)
Trading Name: WA Car Hire
Director: Zhengang (Lewis) Liu
Date: 13 May 2026

This attachment is provided in support of WA Car Hire Pty Ltd's Expression of Interest submission.

(a) Company Profile

WA Car Hire Pty Ltd is an Australian proprietary company established to operate a professional, low-impact car hire and local mobility service in Western Australia.

The company's proposed business model is digital-first, appointment-based and customer-service focused. The intended operation at the Old Bayswater Post Office is a compact car hire office and customer handover point, not a traditional car yard, mechanical workshop, panel shop or used-car sales premises.

WA Car Hire's operating principles are:

- clean and professional site presentation;
- digital booking and customer documentation;
- scheduled vehicle collection and return;
- limited and orderly on-site vehicle holding;
- all servicing, washing, detailing and mechanical work undertaken off site;
- compliance with lease, insurance, customer service and vehicle safety requirements;
- respectful adaptive reuse of the Old Bayswater Post Office.

WA Car Hire also proposes to support modest community and cultural activities through a small contact point for the Western Australia Yunnan Association. This function would be secondary to the car hire business and would not involve café, restaurant or commercial food preparation use.

(b) Proposed Delivery and Operational Team

The proposed operation will be led by **Zhengang (Lewis) Liu**, Director of WA Car Hire Pty Ltd.

Director / Business Manager – Zhengang (Lewis) Liu
Lewis will be responsible for overall business management, lease compliance, customer service standards, supplier coordination, operational procedures and community liaison.

Lewis brings experience in project coordination, surveying and spatial data work, compliance-focused operations, customer communication and community engagement. His background includes:

- Certificate IV level surveying and spatial information training;
- CASA remote pilot credentials;
- experience with structured project delivery and technical documentation;
- experience managing client-facing processes, scheduling and quality control;
- community involvement through the Western Australia Yunnan Association.

Operational support
As the business grows, WA Car Hire may engage casual or part-time support staff for customer handover, administration and booking support. All staff or contractors will be trained in:

- customer service and booking procedures;
- vehicle handover and return checks;
- privacy and customer information handling;
- site presentation and heritage building awareness;
- clear rules against on-site washing, servicing, repairs or vehicle sales activity.

External providers
Specialist activities will be outsourced to appropriate providers, including:

- vehicle servicing and mechanical maintenance;
- vehicle washing and detailing;
- insurance and accounting support;
- IT and booking system support;
- licensed trades or contractors for any approved minor fit-out work.

This lean structure keeps operating risk low and ensures clear management accountability.

(c) Food and Beverage Operations

The EOI template refers to food and beverage operations; however, WA Car Hire is **not proposing a food and beverage business**.

The core proposed use is car hire and local mobility services. Any tea, coffee or cultural activities described in the Project Vision and Concept are intended to be:

- occasional;
- small-scale;
- non-commercial;
- secondary to the car hire business;
- subject to any required approvals.

WA Car Hire does not propose to operate a café, restaurant, commercial kitchen, food preparation business, bar or entertainment venue from the premises.

Where any cultural tea or coffee appreciation activity requires specific approval, hygiene controls or third-party support, WA Car Hire will comply with the relevant requirements before proceeding. The intent is cultural sharing and community connection, not food-service trading.

(d) Comparable Business and Operational Experience

Although WA Car Hire is a newly established company, the Director's previous experience provides relevant and transferable capability for the proposed operation.

Project management and compliance
Lewis has experience coordinating structured projects involving documentation, scheduling, stakeholder communication and compliance requirements. These skills are directly relevant to managing lease obligations, customer bookings, vehicle records and operational procedures.

Asset and equipment management
Surveying, drone and spatial data work involves management of high-value equipment, safety checks, risk controls, record keeping and maintenance planning. These disciplines are transferable to vehicle fleet management, vehicle condition checks and customer handover procedures.

Customer service and appointment-based work
The proposed business relies on scheduled appointments, clear customer communication, accurate records and quality control. Lewis's experience in client-facing technical and business activities supports this operating model.

Community engagement
Lewis is involved in the establishment and coordination of the Western Australia Yunnan Association. This supports the proposed community contact point and small cultural activities at the premises.

Industry support and referees
WA Car Hire has included relevant referees and industry-related contacts in this EOI submission, including tourism and car rental related business contacts. These relationships support WA Car Hire's planning, customer understanding and operational development.

(e) Capacity to Deliver the Proposed Fit-Out Program and 2026 Commitments

WA Car Hire has the capacity to deliver the proposed fit-out because the scope is intentionally modest, reversible and low-risk.

The proposed fit-out is closer to a small professional office setup than a retail, hospitality or workshop fit-out. It may include:

- a reception/customer service desk;
- office desk, chairs and lockable storage;
- computer, printer and booking support equipment;
- removable display materials;
- small cultural display corner;
- approved, discreet signage;
- basic cleaning and presentation works.

No major renovation, structural change, commercial kitchen, wet area works, workshop equipment or permanent alteration to heritage fabric is proposed.

The estimated initial fit-out cost is approximately **$4,000–$8,000**, subject to final landlord requirements, authority approvals and contractor quotations. This can be funded by WA Car Hire as part of its initial setup costs.

WA Car Hire expects the fit-out can be completed within the **45-day rent-free fit-out period** referred to in the EOI terms, subject to lease finalisation, building access and any required approvals.

Where contractors are required, WA Car Hire will use appropriately qualified and insured providers. Any contractor will be briefed on the heritage-sensitive nature of the building and the requirement to avoid damage to significant building fabric.

WA Car Hire's primary 2026 focus is to establish and operate the proposed Bayswater location. Any community or association-related activities planned for 2026 are modest in nature and are not expected to prevent or delay the proposed lease, fit-out or business launch.

Summary

WA Car Hire Pty Ltd has the operational focus, management commitment and practical capability to deliver the proposed low-impact car hire and local mobility service at the Old Bayswater Post Office.

The proposal is deliberately modest and manageable. It does not rely on complex building works, food and beverage infrastructure, workshop activity or heavy vehicle operations. The proposed use can be delivered through a small team, digital booking systems, outsourced specialist services and clear site management procedures.

WA Car Hire is committed to operating as a responsible tenant, protecting the heritage character of the building, and contributing positively to the Bayswater town centre.

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Cygnet West

Expression of Interest (EOI) – Lease of Premises



Old Bayswater Post Office

14 King William Street

BAYSWATER WA 6052

Fabric Laundrobar

1. Project Vision and Concept

1.1. Vision Statement

Laundromats are boring, soulless places, traditionally frequented by those less fortunate, down on their luck, bereft of disposable income. Generally fitted out with the barest of facilities – white tiled flooring, harsh lighting and two uncomfortable aluminium chairs.

It is a slight on the industry that most laundromat owners choose to fit out their premises this way. The last thing someone needs is a reminder that life is hard, that cost of living is expensive, that they can't afford a washer/dryer or can't afford to fix their broken machine.

But visitation to laundromats is changing. Modern laundries provide solutions to specific laundry requirements that the home machine cannot service. Examples being pet bedding, large doonas and sleeping bags.

"Doing the laundry" is one of the longest dwell time retail activities that a person can undertake, with the average time spent at a laundromat tipping over an hour.

This long dwell time provides the perfect opportunity to reinvent the laundromat as a new Third Place. A centre of Community. A place of inclusivity, a place to relax, a place to multi-task, a place to meet.

To knit together the fabric of society.

1.2 Product and Service Offering

Fabric Laundrobar is a multi revenue stream modern laundromat offering the following products and services:

a) Fully-automated cashless washers and dryers. SMS notifications of an impending end to a wash or dry cycle will allow customers to frequent the local coffee shops or the wine bar, drop their pc in for servicing at the computer repair shop next door and pick up their prescription from the local chemist.
b) A variety of machine sizes up to 34kg, ensuring a full week's laundry for a family can be completed in an hour and accommodating bulky items such as doonas and sleeping bags.
c) A personalised Wash-Dry-Fold service. This service will be the catalyst for the development of several local small businesses. WDF offers stay-at-home parents (and other local residents) the opportunity to register themselves an ABN and carry out the WDF service on our behalf. These entrepreneurs will be able to set up and run their own small business with ZERO capital outlay. Capital expenditure is one of the major barriers to entry for people wishing to start their own business. It will also contribute to the Council's stated objective of being able to work, play and live within the City of Bayswater boundaries.
d) A pooled rental linen service delivering premium linen products to hairdressers, barbershops, physios, chiropractors, massage services and AirBNB/short term rental properties.
e) A membership option, offering discounts and after-hours access to high volume customers.
f) An automated, self-serve dog wash facility. This will located externally, at the rear of the building.
g) A dedicated pet bedding washer/dryer to complement the dog wash facility.

3. Target Audiences

Residents of the suburbs of Bayswater, Bedford and Embleton, a combined population of 24,604 residents (2021 census) currently have no laundromat servicing their needs.

The nearest laundromats are in Coventry Village Morley, Guildford Rd Maylands and Beaufort St Maylands. These are modelled on the traditional bare bones style laundromats. These traditional laundromats are frequented by a narrow cohort, typically those who do not own a washer and/or dryer due to economic circumstances.

Modern Laundromats appeal to an increasingly diverse audience. It is important to note that laundromat users are less likely to be associated with a particular demographic or psychographic. Instead, they engage with laundromats because they have a Need State or a Job To Be Done. Examples being:

a) Multi-generational families who are space and time constrained. As property values soar, young adults are living at home longer, putting additional pressure on the Saturday morning washing schedule.

b) Residents who are increasingly being separated from private washing facilities. Dwelling sizes are shrinking, reducing the ability to fit washers and dryers into the fitout. Urban infill and block subdivision shrinks backyard, reducing the opportunity to install suitable outdoor drying facilities.

c) Working From Home facilitates Chore Batching and Multi-Tasking. The rise of work-from-home and remote study results in a need for a comfortable, familiar co-working space with accompanying white noise. Multi-tasking/Chore Batching, the act of completing home chores simultaneously with paid work, has become the new norm for many.

d) Businesses and individuals with dedicated laundry requirements, such as:
    a. FIFO workers bringing home two weeks of Pilbara red dirt and heavy grease and oil.
    b. Large bulky items such as doonas and sleeping bags.
    c. Pet bedding.
    d. Businesses with high volume towel requirements such as barbers, hairdressers, physios and massage services.
    e. AirBNB owners who need to adhere to hospitality hygiene standards.

e) Those who value time and convenience over cost.
Wash-Dry-Fold services are highly valued by the Uber Eats generation.

4. Trading Hours

Trading hours will be 6am to 9pm, seven days per week, 365 days per year. Doors will lock and unlock automatically.

Members will have 24/7 access via dedicated key fobs.

5. External Treatment

Fabric's redevelopment of the Old Bayswater Post Office will faithfully adhere to the WA State Governments' published guidelines for the adaptive reuse of a Grade 2 Heritage

listed building, as well as the Councils' Bayswater Town Centre Structure Plan 2021 ("BTCSP"). Details of these are found in Appendix 1 to this submission.

Below is an image of the site viewed from King William Street when the building was tenanted by the Bendigo Bank. Note that Bendigo Bank's branding consisted of a Pole Sign, a Flagpole and a strip of branding running along under the eaves of the Main Hall. Fabric will follow a similar signage/branding hierarchy.





Fig. 1: 1942 photo of the Bayswater Post Office. Source: State Library of WA.
Fig 2: 2009 photo of the Bendigo Bank.
Source: link here











The Main Hall of the site is rendered in our colourway. The copper/tan colour of the Fabric logo is a close match to one of the prominent colours used in and on art deco buildings around Perth, see swatches on left.

Remaining sympathetic to the heritage character of the site we propose to leave the original Post Office building, including signage, untouched. Looking north-west across the site we see the pole sign and flagpole used as beacon branding devices.

Looking south from the corner of King William and Murray Sts we see the Main Hall overlaid with a stylised, pared-back, vertically oriented version of the logo.

Looking eastwards from Murray St we see the blade sign utilised with a horizontal interpretation of the Fabric logo. Note the use of the word "Laundrobar" in this execution.

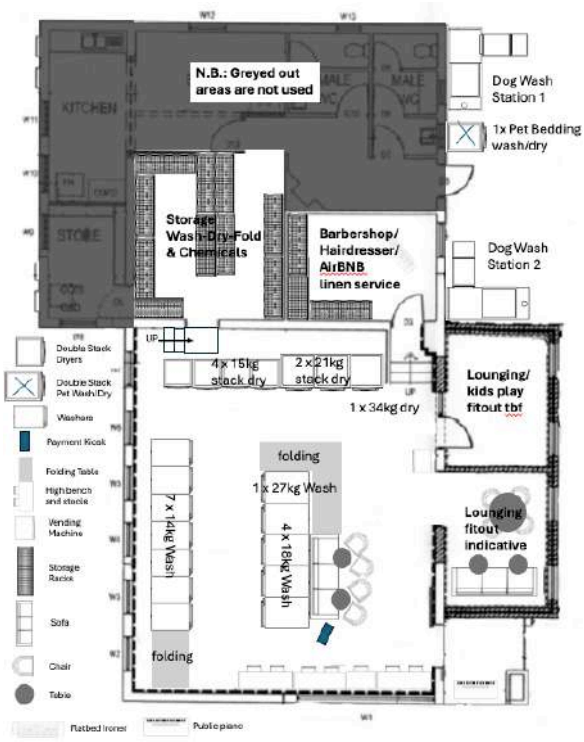
Branding is distinctive whilst retaining a discreet, subtle charm.

1.6 Internal Fitout

Internally, Fabric Laundrobar will occupy the Main Hall, the entranceway, the three Meeting Rooms, a portion of the original Post Office and the rear undercover Patio Area. A draft, high level floor plan is included below. Please note this floorplan is draft only and subject to change.

As you enter the building a large touchscreen payment kiosk (shown in blue on the plan) welcomes you. This kiosk controls the operation of all washers and dryers from a single point, including payment. Fabric is a totally cashless venue, reducing the risk of vandalism and theft and assisting in ensuring a safe and welcoming environment.

Two of the three Meeting Rooms are dedicated for children's play and soft lounging.



In front of the large window facing Murray St is a series of high benches designed as workstations, equipped with GPOs, USB charging and wifi connectivity. The north-west aspect will provide winter sun.

Two banks of washing machines are shown. The first runs down the centre of the Main Hall and the second along the north-east (King William St) wall. This second bank of machines are the smaller of our machines at 14kg capacity and allow plentiful natural light in from the bank of six windows. Abutting the larger machines in the centre is a dedicated, purpose-built wrap-around folding station.

Running along the back wall of the Main Hall is a continuous bank of Dryers. These dryers are double stack. A small, also cashless, vending machine offering laundry-specific items such as wash bags as well as a basic selection of snacks and drinks is placed in the Main Hall.

The third meeting room will house the hairdresser/barber linen service, with storage racking and a commercial flatware drying/ironing machine. It will also house all back-of-house IT and a small office workstation (not shown).

The old Post Office contains storage for the Wash-Dry-Fold service plus chemicals.

Around the back is the dog wash station, including the dedicated pet bedding washer/ dryer, located under the eave for weather protection.



Dog wash station (graphics tbf).



Touchscreen control station.



Street piano (example).

Finally, the entrance portico contains a publicly accessible street piano. We encourage pianists of all ages and abilities to sit and play, adding to the ambience and community spirit of the building.

Fabric will NOT utilise any other part of the old Post Office building. The toilet facilities are outdated and in poor condition. They do not offer ambulant, nor wheelchair access and the walls are constructed from asbestos sheeting. As per the EOI, all the current fixtures and fittings in this part of the building are to be removed at the lessees' expense. We feel this is prohibitively onerous on the new lessee and the cost to fit this area out to suit our needs makes it unviable.

Aesthetically, the fitout embraces a modern pared-back palette and furnishings.



Soft ambient lighting complements task lighting where appropriate. Soft background music will play from hidden speakers.

Dominant colours of denim blue and copper/tan are used on furnishings and are taken from the Fabric brand portfolio. These are complemented by soft whites and greys for wall and ceiling treatment and light coloured timbers for stools, workbenches, tables and flooring. Plants soften the environment.

Surface materials are hard wearing. Leather and denim for seating, timber and stainless steel for benches and workstations, vinyl for flooring.

1.7 Fitout Timing & Budget.

There are some significant deconstruction works required before any fitout can be started.

a) The bank teller windows contain emergency shutters designed to deter thieves. These contain explosive charges to facilitate instant deployment.
b) The ABEC Environmental Consulting Asbestos Reinspection Survey 2023 contains a paragraph which reads: A refurbishment and demolition survey is needed **before any refurbishment or demolition work is carried out.** This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs in the area where the refurbishment work will take place or in the whole building if demolition is planned.

   The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach.

Both of these processes are specialised, intricate and involve qualified trades.

In addition,

c) Air conditioning units may need to be moved to accommodate correct airflow, this will be decided upon final fit out plans.

d) Gas is not currently on site and needs to be run in from the street.

e) A Change of Use and Development Application is required from the Council.

We envisage a six month build once the above defit conditions are completed and a firm budget of $480,000, +/-10%.

First fit of all services will be contracted to Ace Plumbing and Electrical. Ace will also carry out final fit of any electrical, cabling and plumbing not directly associated with the washers and dryers.

Installation of machines, including final fit of water and gas plumbing, sewer, power and ventilation, will be carried out by the local equipment distributor.

1.8 Fabric – the Brand

Pronounciation: “fab*ric” [‘fabrik]

Defenition: Cloth or Material: Fabric refers to cloth or other material produced by weaving or knitting fibres. For example, heavy silk fabric or waterproof fabrics.

- Building Structure: It can also refer to the walls, floor, and roof of a building. For instance, Renewal, Renovation and Adaptive Re-use add to the building's fabric.
- Essential Structure: Fabric denotes the essential structure of anything, especially a society or culture. For example, *the fabric of society*.
- The word "fabric" originates from the late 15th century, derived from the French word "fabrique" and the Latin word "fabrica," meaning "something skillfully produced”.

This logo is based on the weave of denim material.



It is held in a fabric “swatch” lozenge in a classic indigo denim blue colour. The logotype follows the curved woven lines which creates the unique letterforms. These curved woven lines can also be interpreted as a series waves or swell lines – reflective of the use of water in the laundering process.





The copper/tan colour of the logotype is a faithful adaptation of the uniquely coloured stitching found in denim jeans and the iconic Levi’s® Orange Tab logo.

2. Financial Capacity

2.1. Financial Modelling

Machine utilisation ("MU"), measured as the number of washes/drys per day, per machine ("turns") is the key driver to a successful laundromat. The multiple revenue streams dovetail together to drive MU across all parts of the week.

The Barber Towel and Wash-Dry-Fold services utilise machines during the traditionally low point of the week – weekday mornings. The Wash-Dry-Fold service and barbershop towel service will take time to bed down and this is reflected in the modest revenues projected in the early phase of the operation.

The self-service laundry and dog wash revenue is the major income stream and local competition is negligible.

Winter seasonality, in particular increased usage of the dryers, drives revenue growth through the third quarter.

A majority of the ongoing costs are directly tied to revenue. Energy, chemicals, water, sewer and gas, EFTPOS, repairs and maintenance is a direct function of usage.

Laundromats are also a low-labour business.

Modelling below shows a small loss thru breakeven situation in the first four months, building to a modest return in year one as the business develops.

Year 1 - assumes a Jan-Dec year for purposes of calculating dryer usage	January	February	March	April	May	June	July	August	September	October	November	December	Year 1 Total
Washers	$7,853	$9,816	$11,780	$13,743	$15,706	$17,669	$19,633	$19,633	$17,669	$17,669	$17,669	$17,669	**$186,509**
Dryers	$2,558	$3,197	$3,837	$4,476	$7,162	$10,359	$12,789	$14,068	$12,789	$10,359	$7,162	$7,162	**$95,916**
Wash-Fold-Dry Service	$2,646	$2,646	$3,969	$3,969	$4,631	$4,631	$5,293	$5,293	$5,954	$5,954	$5,293	$5,293	**$55,571**
Dog Wash	$2,433	$2,433	$2,433	$2,433	$2,433	$2,433	$2,433	$2,433	$2,433	$2,433	$2,433	$2,433	**$29,200**
Vending	$432	$540	$648	$756	$864	$972	$1,080	$1,080	$972	$972	$972	$972	**$10,258**
Towel Service	$477	$477	$954	$954	$1,431	$1,431	$1,908	$1,908	$1,908	$1,908	$1,908	$1,908	**$17,176**
Total Revenue	**$16,399**	**$19,110**	**$23,621**	**$26,332**	**$32,227**	**$37,496**	**$43,135**	**$44,414**	**$41,726**	**$39,296**	**$35,437**	**$35,437**	**$394,631**
Utilities - power, gas, water, sewer	$1,718	$2,147	$2,577	$3,006	$3,773	$4,625	$5,350	$5,561	$5,026	$4,625	$4,097	$4,097	**$46,600**
Rent	$2,375	$2,375	$2,375	$2,375	$2,375	$2,375	$2,375	$2,375	$2,375	$2,375	$2,375	$2,375	**$28,500**
Misc Outgoings - land tax, rubbish, gardening, rates	$619	$619	$619	$619	$619	$619	$619	$619	$619	$619	$619	$619	**$7,424**
Chemicals	$356	$445	$534	$623	$712	$801	$890	$979	$1,068	$1,246	$1,335	$1,424	**$10,409**
EFTPOS	$230	$288	$331	$369	$451	$525	$604	$622	$584	$550	$496	$496	**$5,525**
Management Software	$4,106	$4,106	$4,106	$4,106	$4,106	$4,106	$4,106	$4,106	$4,106	$4,106	$4,106	$4,106	**$49,275**
Wages (p/time manager x1)	$3,000	$3,000	$3,000	$3,000	$3,000	$3,000	$3,000	$3,000	$3,000	$3,000	$3,000	$3,000	**$36,000**
Advertising	$172	$215	$258	$301	$377	$462	$535	$556	$503	$462	$410	$410	**$4,660**
Repairs and Maintenance	$492	$573	$709	$790	$967	$1,125	$1,294	$1,332	$1,252	$1,179	$1,063	$1,063	**$11,839**
Internet	$100	$100	$100	$100	$100	$100	$100	$100	$100	$100	$100	$100	**$1,200**
Insurance	$420	$420	$420	$420	$420	$420	$420	$420	$420	$420	$420	$420	**$5,040**
Professional Services	$200	$200	$200	$200	$200	$200	$200	$200	$200	$200	$200	$200	**$2,400**
Total Direct Costs	**$13,787**	**$14,468**	**$15,227**	**$15,908**	**$17,100**	**$18,358**	**$19,492**	**$19,869**	**$19,252**	**$18,882**	**$18,221**	**$18,309**	**$208,872**
EBIT	**$2,612**	**$4,643**	**$8,394**	**$10,424**	**$15,127**	**$19,138**	**$23,643**	**$24,545**	**$22,474**	**$20,414**	**$17,217**	**$17,128**	**$185,758**
Loans and Borrowings	$2,643	$2,643	$2,643	$2,643	$2,643	$2,643	$2,643	$2,643	$2,643	$2,643	$2,643	$2,643	**$31,722**
CAPEX - Equipment Depreciation	$4,845	$4,845	$4,845	$4,845	$4,845	$4,845	$4,845	$4,845	$4,845	$4,845	$4,845	$4,845	**$58,137**
TOTAL INDIRECT COSTS	**$7,488**	**$7,488**	**$7,488**	**$7,488**	**$7,488**	**$7,488**	**$7,488**	**$7,488**	**$7,488**	**$7,488**	**$7,488**	**$7,488**	**$89,859**
NET PROFIT	**-$4,876**	**-$2,846**	**$905**	**$2,935**	**$7,639**	**$11,650**	**$16,155**	**$17,057**	**$14,986**	**$12,926**	**$9,728**	**$9,639**	**$95,900**

By end of the first financial year the business will be established, profitable and well placed to enjoy further growth.

3. Experience and Capability

3.1. Company Profile

The Boring Business Co Pty Ltd, trading as Fabric Laundrobar. ABN 98 692 331 954. Registered address: 7 Airways Boulevard, Maylands WA 6051. Directors: Cheree Martine Veletta, Paul Aaron Veletta and David Charles Hahn.

3.2. Key Personnel



Cheree and David will be hands-on owner-operators, overseeing the development and rollout of new products and services and expansion of the footprint whilst remaining hands-on, embedding the business into the local community and driving the financial result.

Cheree Veletta

Cheree is the visionary owner behind Uncle Joe's Barbers, a destination that redefines the traditional barbershop experience. Known for its vintage-meets-modern aesthetic, Uncle Joe's is more than a grooming space—it's a community hub where style, culture, and conversation come together. As a business owner, Cheree has built a reputation for adaptability, navigating the ever-changing grooming industry with agility, and innovation, introducing fresh concepts that elevate the customer experience. Her leadership has transformed Uncle Joe's into a brand synonymous with quality, creativity, and connection.

Initially located in a King Street heritage listed warehouse, Uncle Joes relocated to heritage listed Munster House, part of the King Street Arts Precinct, in 2019. Cheree has carefully adapted what was variously a warehouse, a Singer Sewing Machine factory and a dance studio into a welcoming community barbershop.

In 2020, Uncle Joes opened a second location in the FOMO complex in Fremantle.

Cheree's previous career spans diverse industries—from HR services and compliance to media, hair & beauty—and brings a unique perspective on building strong client relationships and driving sustainable growth.

Cheree is passionate about creating value through strategic partnerships, clear communication, and a proactive approach to problem-solving.

Career Highlights:

Workplace Relations & Compliance - Employsure
New Business Development – Dermalogica
B2B Sales & Key Account Management – Scope Photocopiers
Marketing & Advertising Strategy - 96fm & 6PR Radio

A 19-year resident of the City of Bayswater, Cheree believes in the Council's objective of living, working and playing within the local community.

Cheree's philosophy is simple: embrace change, think differently, and create spaces that inspire confidence for customers and staff alike. Outside of her professional role, she enjoys pilates, cooking for friends and travel.

David Hahn GAICD

David Hahn has spent the last 33 years helping companies make money. Operating in various industries and in various locations around the globe, David brings a wealth of sales and marketing knowledge to the Fabric team.

Career Highlights:

Fast Moving Consumer Goods: Unilever Australia, Sainsbury's Supermarkets UK and Peters and Brownes/Fonterra Australia. Trade and Consumer sales, Category Management, Brand Marketing and key Customer Development.
Liquor: Anheuser-Busch European Trade/Budweiser UK. Category Management, Trade Marketing.
Hospitality: Radisson Resorts Canada. Venue Management.
Quick Service Restaurants: Red Rooster Australia/NZ. Head of Brand Marketing, Menu and New Product Development, Franchise Liaision.
Fast Service Restaurants: Dome Coffees Australia. Head of Guest Experience, Marketing, Supply and Logistics.

David is also the Founder/Owner of Ovation Brand Performance Pty Ltd, a small business consultancy specialising in Go-to-Market strategy for small- to medium-enterprises.

David's passion centres on adaptive re-use of heritage buildings and place and space-making, tying together the past with the present and creating inviting, community-centric environments in which successful businesses can operate. Most recently he has been part of the team at Dome Coffees Australia responsible for the development of the award winning Premier Mill Hotel in Katanning and Farmers' Home Hotel in Northam.

David is also a passionate believer in the principle that great communities provide the opportunities for residents to live, work and play in their local community. David is a 25-year resident of the City of Bayswater and has lived this experience, spending the last decade working for the Dome Coffees Group at their head office in the Old Peninsula Hotel in Maylands.

When not working, David tries to keep two rascal Cocker Spaniels under control whilst operating the BBQ or pizza oven, trying his hand at woodworking and renovating his 1937 bungalow.

4. Conclusion

In conclusion, our adaption of the Old Bayswater Post Office will:

1. Carefully and sympathetically redevelop the above indicated parts of the site (approximately 57% of the total building), with full consideration to both the Heritage nature of the building and the objectives and guiding principles of the Bayswater Town Centre Structure Plan 2021.
2. Drive customer visitation to the Bayswater Village precinct via the provision of currently unavailable services.
3. Incorporate new technologies such as auto-SMS messaging, enabling customers to complete additional retail and hospitality purchases, driving revenue growth for other local businesses.
4. Further develop and take full responsibility for the care of all gardens.
5. Provide non-revenue generating, community minded facilities such as the public piano.
6. Above all, allow residents to multi-task, work, live and play all within their local community.

We are available to answer any further questions or queries on the below contact details and look forward to your response.

David Hahn
[redacted]
MAYLANDS WA 6051

Cheree Veletta
[redacted]
MAYLANDS WA 6051

This response was prepared by David Hahn on behalf of The Boring Business Co Pty Ltd, trading as Fabric Laundrobar.

Expression of Interest Submissions Review Summary

Submitter	Use	Lease Term	Rent	Fitout Period	Incentive Options	Special Conditions	Financial Position	Advantages	Considerations
Bayswater Allied Health	Allied health clinic	5 + 5 years	$55,000 per annum (no outgoings), with CPI + 1% or 3.5% annual increase	1.5 months		Request for $150,000 fitout contribution and 2 years rent-free (total cost: $260,000)	Profit achieved approximately 7 years into tenancy	Connection to existing use at Bayswater Train Station	Significant upfront cost and delayed return Risk of no return if lease is not renewed after initial 5 year term Overall high-risk proposition Tenant concerned about asbestos variables which could affect finances for both parties Allied health services already available nearby
Calder Hospitality	Café, playground, and bar	5 + 5 + 5 years	$80,000 per annum (no outgoings), with 3.5% or CPI + 1% annual increase	6 months		$250,000 fitout contribution 2 months rent-free ($13,332) 4 months at 50% rent ($13,332 income) Total initial cost: $263,332	Profit achieved approximately 3 years and 2 months into tenancy	Highest activation and revenue Longest proposed tenancy Family-oriented use with the most development of the whole site (conceptually) Inclusion of heritage elements in site development Established operator with a proven business model	Potential impact on amenity for nearby residents.
Australia Care Pty Ltd	NDIS community activity hub	5 + 5 years (negotiable)	$55,506 per annum + outgoings (3.5% annual increase)	3 months	Option 1: $89,500 fitout contribution from CoB + 6 months rent-free (total initial cost: $131,125) Option 2: No fitout contribution + 24 months rent-free (total initial cost: $111,012)	Six months rent-free requested for the fitout and cost recovery	Option 1: Profit achieved approximately 2 years and 7 months into tenancy Option 2: Profit achieved approximately 4 years into tenancy	Flexible incentive structures provided Community-focused services with potential social benefit	Existing disability services provider (Goal Connect) located at 81 King William Street Possible increased demand for accessible parking
WA Car Hire	Car Hire	3 + 2 + 2 years	$45,000 per annum (no outgoings), with CPI + 1% annual increase	45 days		45 days rent-free ($5,625 rental value)	Profit achieved approximately 3 months into tenancy	Immediate financial return Low upfront cost	Minimal activation or site development Shortest lease term Possible street parking congestion Demand in the area is unclear Proposed use is more suitable for a Light Industrial area
Fabric Laundrobar	Laundromat	5 + 5 years	$29,500 per annum (no outgoings), with 3.5% annual increase	3 months		Six-month rent incentive ($14,748 cost)	Profit achieved approximately 12 months into tenancy	No fitout contribution required from CoB Low-cost entry	Lowest revenue Limited activation compared to other proposals Uncertain demand for a laundromat in the area Development Approval required for change of use

Expression of Interest Submissions Review Summary

Comments

Asbestos removal and demolition costs remain unknown and may impact feasibility across all proposals. It may be beneficial to obtain cost estimates for asbestos removal to determine whether it is more cost-effective for the City to undertake these works directly or incorporate them into tenant incentives.

Fitout contributions vary significantly and require consideration.

Outgoings for the building are approximately $25,000 annually. This could change depending on the type of new usage. Outgoings could be negotiated in the new lease agreement.

All submissions propose 6 months rental value as a bank guarantee and deposit

Evaluation made without prejudice or prior influence from Cygnet West's recommendations

Recommendation

Calder Hospitality

Highest activation and long-term return

Good alignment with heritage and placemaking objectives

Established operator with a proven concept

The requested 4 months @ 50% rent is competitive revenue compared to other submissions

My Supports

Modest activation with community benefit

Financially viable within a reasonable timeframe

Fabric Laundrobar

Low-cost option with modest activation

Limited strategic value

Bayswater Allied Health

Potential service demand but high cost and risk

Long payback period

WA Car Hire

Financially low-risk but offers minimal activation

Weak alignment with site character. Better suited to light industrial area

10.1.5 Advocacy Priorities

Responsible Branch:	Governance and Strategy
Responsible Directorate:	Office of the CEO
Authority/Discretion:	Executive/Strategic
Voting Requirement:	Simple Majority Required.
Attachments:	1. Advocacy Prospectus [**10.1.5.1** – 16 pages] 2. State and Federal Advocacy Timelines [**10.1.5.2** – 2 pages]
Refer:	Item: 10.1.2 OCM: 23.07.2024
Officer Declaration:	*The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.*

This item does not contain any information that is considered confidential in accordance with Section 5.23 of the Local Government Act 1995.

SUMMARY

The report seeks Council endorsement of updated advocacy priorities for the City of Bayswater, following Councillor workshops and a review of current State and Federal Government priorities, budget and election cycles, project readiness and future funding opportunities. The updated priorities are intended to guide the City's engagement with State and Federal Government, local Members, Ministers, agencies, funding bodies and other stakeholders over the next advocacy cycle.

ADDITIONAL INFORMATION

Officers have further reviewed the summary notes from the Council Workshop that was held on 12 May 2026 and identified the Guildford Road Corridor Masterplan as a future partnership priority project for Council, having achieved a high ranking within the assessment scoring matrix. Accordingly, this addendum has been issued to incorporate the Guildford Road Corridor Masterplan into the Advocacy Prospectus as the new **Attachment 1** to the officer's report.

Recommendation Implications

The Officer Recommendation remains the same.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

That Council:

1. **Endorses the following projects as the City's current advocacy priorities:**
   - **(a) Frank Drago Reserve Redevelopment;**
   - **(b) Les Hansman Community Centre / Morley Activity Centre Redevelopment;**
   - **(c) Bayswater Industrial Area / Morley Station Precinct Enabling Infrastructure;**
   - **(d) Maylands Lakes Environmental Restoration; and**
   - **(e) Maylands Brickworks Stabilisation and Activation.**
2. **Notes that the current advocacy priorities have been reviewed and refined following Councillor workshops considering State and Federal Government priorities, election and budget cycles, project readiness, strategic alignment and future funding opportunities.**

3. Notes the following projects as emerging advocacy opportunities for further investigation, community engagement and future Council consideration:

(a) Recreation Centre Facilities Master Planning;

(b) Hillcrest Reserve Facility Development

4. Requests the Chief Executive Officer to undertake further scoping and community engagement on the emerging advocacy opportunities to inform future advocacy priorities.

5. Requests the Chief Executive Officer to continue progressing advocacy for the endorsed priorities through engagement with State and Federal Members of Parliament, Ministers, government agencies, potential funding partners and other stakeholders.

6. Notes the renewed advocacy prospectus at Attachment 1 which updates the messaging, strategic alignment and government requests for the City's advocacy priorities.

Cr Michelle Sutherland Moved, Cr Calla Loiacono Seconded

CARRIED UNANIMOUSLY BY EXCEPTION (EN-BLOC): 9/0

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, Cr Steven Ostaszewskyj, Cr Anthony Pittaway, Cr Michelle Sutherland, Cr Nat Latter, Cr Elli Petersen-Pik – Deputy Mayor, Cr Cale Black and Cr Donovan MacDonald.***

Against: ***Nil.***

BACKGROUND

At the Ordinary Council Meeting held 23 July 2024, Council endorsed five advocacy priority projects for the City: Frank Drago Redevelopment, Les Hansman Redevelopment, Bayswater Industrial Area Sewer Upgrades, Maylands Lakes Restoration and Maylands Brickworks Stabilisation. Council also noted that the City would continue to review and advocate for priority projects outside of election cycles as part of the City's ongoing advocacy program.

Since that time, the City has actively progressed advocacy for the endorsed priorities, with key stakeholders briefed and the projects positioned through the State and Federal election periods. This coordinated advocacy has helped build awareness of the City's priorities and contributed to the WA Government's March 2025 election commitment of $5 million towards the Frank Drago Reserve redevelopment. While the priorities endorsed in July 2024 remain relevant, the City's advocacy positions have evolved to reflect project progress, updated government priorities, funding opportunities and budget timelines.

Advocacy review process

Stage	Purpose	Outcome
July 2024 Council endorsement	Council endorsed the City's initial advocacy priority projects.	Five advocacy priorities were adopted to guide advocacy activity.
Review of State and Federal priorities	Consider current government policy settings, election timing and budget cycles.	Confirmed the need to align advocacy projects with housing, enabling infrastructure, productivity, transport, community infrastructure, environmental resilience and delivery priorities.

Stage	Purpose	Outcome
Councillor Workshop (7 April 2026)	Consider the political context, State and Federal priorities, and implications for advocacy.	Identified the need for focused, well-timed and government-aligned advocacy.
Councillor Workshop (12 May 2026)	Review existing advocacy priorities and identify future advocacy opportunities.	Confirmed ongoing support for existing priorities and identified emerging projects for further consideration.
Updated advocacy material	Refresh project framing and prepare advocacy prospectus content.	Existing projects have been reframed to better align with government priorities and broader precinct outcomes.

The workshop process confirmed strong ongoing support for the City's existing advocacy priorities, while also identifying opportunities to update the framing of some projects to better align with government priorities and broader strategic outcomes.

Key workshop outcomes

Area	Workshop feedback	Proposed response
Existing advocacy priorities	Councillors indicated continued support for maintaining momentum on the City's endorsed advocacy priorities.	Continue progressing the five existing advocacy priorities.
Bayswater Industrial Area	Feedback supported reframing the project beyond sewer infrastructure to focus on economic productivity, employment land, industrial intensification and Morley Station precinct renewal.	Reframe as Bayswater Industrial Area / Morley Station Precinct Enabling Infrastructure.
Les Hansman Community Centre	Feedback supported considering the project in the broader context of Morley Activity Centre redevelopment, civic uses, parking and future precinct needs.	Reframe as Les Hansman Community Centre / Morley Activity Centre Redevelopment.
Emerging advocacy opportunities	Councillors identified strong interest in additional community and recreation infrastructure opportunities.	Note Recreation Centre Master Planning and Project Redevelopment and Hillcrest Reserve Facility Development Plans as emerging advocacy opportunities.

Councillors were engaged through the workshop process to discuss the City's current advocacy priorities and identify potential future advocacy opportunities. This process confirmed continued support for the City's existing advocacy priorities, while also identifying strong interest in additional community and recreation infrastructure projects.

In particular, Recreation Centre Master Planning and Hillcrest Reserve Facility Development Plans emerged as key opportunities for further consideration. These projects are recommended to be progressed as emerging advocacy opportunities, subject to further scoping, community engagement, assessment of project readiness and consideration of future funding opportunities.

This report seeks Council endorsement of the City's updated advocacy priorities and provides a framework for progressing current priorities while undertaking further work on emerging advocacy opportunities.

EXTERNAL CONSULTATION

No external public consultation has been undertaken specifically for this report. The advocacy priorities have been informed by previous Council decisions, existing project planning, Councillor engagement and workshop discussions, and the City's ongoing consideration of State and Federal Government priorities, election cycles, budget timelines and funding opportunities.

Community and stakeholder engagement will occur, in relation to individual projects where required as part of project planning, design development, statutory processes or future Council decision-making.

For the emerging advocacy opportunities identified in this report, further community engagement and stakeholder consultation is recommended to inform project scope, community need, readiness and future consideration as formal advocacy priorities.

OFFICER'S COMMENTS

Advocacy is an important mechanism for the City to seek external funding, government partnership and policy support for projects that deliver community, economic, environmental and strategic benefits.

The City's advocacy program is most effective when Council has endorsed a clear and focused set of priorities. This enables the City to present a consistent position to State and Federal Government, align projects with relevant funding and policy opportunities, and engage proactively with local Members, Ministers, advisers, government agencies and other stakeholders.

Since Council endorsed the City's advocacy priorities in July 2024, the broader advocacy environment has continued to evolve. State and Federal Governments are placing strong emphasis on housing supply, enabling infrastructure, cost-of-living pressures, economic productivity, transport, community infrastructure, environmental resilience and delivery of existing commitments. In this context, advocacy projects need to be clearly framed, strategically aligned and capable of demonstrating public value beyond a local funding request.

The City's current advocacy priorities remain relevant and continue to warrant active advocacy. However, the review process has identified opportunities to refine the framing of some projects to better align with current government priorities and broader precinct outcomes.

Updated advocacy priorities

The following projects are recommended to continue as the City's current advocacy priorities.

Advocacy priority	Updated advocacy framing	Rationale
Frank Drago Reserve Soccer and Community Precinct Redevelopment	Delivery of a modern sporting, recreation and community precinct that supports participation, community use and precinct renewal.	The project has existing State and City funding commitments, a defined funding gap and a clear pathway to delivery. It aligns with community infrastructure, sport, active living and local participation outcomes.

Advocacy priority	Updated advocacy framing	Rationale
Les Hansman Community Centre / Morley Activity Centre Redevelopment	A strategic mixed-use community, civic and redevelopment opportunity in the heart of Morley.	The project aligns strongly with government priorities relating to housing diversity, activity centre renewal, local jobs, community infrastructure and better use of public land.
Bayswater Industrial Area / Morley Station Precinct Enabling Infrastructure	Enabling infrastructure to unlock industrial productivity, employment land, brownfield redevelopment and renewal around Morley Train Station.	The project reframes the previous sewer infrastructure priority as a broader productivity and precinct renewal opportunity. It aligns with economic development, industrial land supply, infrastructure enabling development and maximising the benefit of State transport investment.
Maylands Lakes Environmental Restoration	Staged environmental restoration to improve water quality, ecological function, public health and long-term urban waterway resilience.	The project responds to a long-standing environmental and community amenity issue and aligns with water quality, urban resilience, biodiversity, public health and environmental restoration outcomes.
Maylands Brickworks Stabilisation and Activation	Protection and future activation of a State-significant heritage asset.	The project supports urgent heritage stabilisation, public safety, cultural heritage, tourism, education and future community activation opportunities.

The updated framing is intended to ensure the City's advocacy priorities are not presented as isolated capital requests, but as projects that contribute to broader government objectives and long-term strategic outcomes.

A renewed advocacy prospectus has been prepared to support the City's engagement with State and Federal Government, local Members, Ministers, agencies and funding partners. The prospectus updates the messaging, strategic alignment and government requests for each endorsed advocacy priority, ensuring the City has a consistent and contemporary advocacy position to guide meetings, correspondence, budget submissions and funding discussions.

Emerging advocacy opportunities

Councillor engagement also identified strong interest in additional community and recreation infrastructure opportunities. In particular, the City's current recreation facilities and Hillcrest Reserve Facility Development Plans emerged as projects warranting further consideration.

These projects are not recommended for immediate elevation to formal advocacy priorities at this stage. Further work is required to confirm project scope, community need, readiness, cost, delivery pathway and alignment with potential funding opportunities. The following projects are therefore recommended to be noted as emerging advocacy opportunities.

Emerging opportunity	Proposed next step
Recreation Facility Master Planning	Undertake further scoping, community engagement and assessment of the potential for an integrated community, recreation and wellbeing precinct.

Emerging opportunity	Proposed next step
Hillcrest Reserve Facility Development Plans	Undertake further scoping and community engagement to confirm community need, facility priorities, project readiness and future funding pathways.

This approach allows the City to maintain momentum on its endorsed advocacy priorities while also progressing further work on emerging projects that may be considered for future inclusion in the advocacy program.

Advocacy approach

The City's advocacy approach should continue to focus on a small number of high-impact and strategically aligned projects. This will assist the City to maintain a clear and consistent position in discussions with government and avoid diluting advocacy efforts across too many competing priorities.

The City's advocacy activity will be guided by the following principles:

Principle	Application
Clear priorities	Maintain a focused list of Council-endorsed advocacy priorities.
Strategic alignment	Frame projects against State and Federal Government priorities, including housing, enabling infrastructure, productivity, community infrastructure, environmental resilience and delivery.
Readiness	Ensure projects are scoped, costed and supported by clear delivery pathways where possible.
Structured engagement	Coordinate engagement with local Members, Ministers, advisers, agencies and potential funding partners.
Timeliness	Align advocacy activity with State and Federal Budget processes, election cycles and grant funding opportunities.
Flexibility	Review priorities as project readiness, community feedback, government priorities and funding opportunities evolve.

The City's advocacy materials, including the updated advocacy prospectus, will be used to support engagement with government and funding partners. These materials will provide a consistent narrative for each project, including the project overview, pathway to delivery, outcomes, government alignment and funding or partnership request.

Budget and election cycle timing

Advocacy is most effective when projects are positioned early enough to influence government budget and policy processes. Waiting until election campaign periods or late-stage funding decisions reduces the City's ability to shape priorities and secure support.

The inclusion of State and Federal Budget timelines in the City's advocacy materials will help demonstrate the need for proactive and structured advocacy. This includes engaging with agencies and Ministers well before formal budget decisions are made, so that City priorities can be considered as part of government planning, business case development, funding submissions and election platform development.

For projects requiring State or Federal funding, the City's immediate focus should be on confirming project scope and cost, building agency support, briefing local Members, engaging relevant Ministers and identifying appropriate budget or grant funding pathways.

Attachment 2 outlines the proposed State and Federal budget and election timelines for City officers to follow. This will provide guidance as we progress our advocacy priorities over the next cycle.

Recommended position

It is recommended that Council endorse the five updated advocacy priorities and note the two emerging advocacy opportunities for further scoping and community engagement.

This provides a balanced approach that maintains momentum on established projects, strengthens alignment with government priorities and allows the City to continue developing future advocacy opportunities in response to community need, project readiness and funding availability.

LEGISLATIVE COMPLIANCE

Nil.

RISK MANAGEMENT CONSIDERATION

The table below shows the level of risk for each impact category, if the officer's recommendation is not adopted by the Council.

Impact Category	Appetite	Risk Rating
Workplace, Health and Safety	Low	Low
Financial	Medium	Low
Reputation and Stakeholders	Medium	Low
Service Delivery	Medium	Low
Environment	Low	Low
Governance and Compliance	Low	Low
Strategic Risk	SR04 – Inability to work collaboratively to engage and partner with the stakeholders to promote and advocate opportunities to live and invest.	

FINANCIAL IMPLICATIONS

Nil.

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Council Plan 2025 – 2035, the following applies:

Key Result Area:	Social
Outcome 1.3:	An Active and Healthy Community
Objective 1.3.2:	Provide welcoming, quality recreational spaces and activities
Key Result Area:	Built
Outcome 2.2	Built Infrastructure that Meets Current and Future Community Needs
Objective 2.2.1	Improve the amenity of our public spaces and streetscapes.
Key Result Area:	Leadership and Governance
Outcome 5.2	Stakeholder Leadership
Objective 5.2.3	Advocate and develop partnerships for City benefit.

CONCLUSION

The City's advocacy priorities provide an important framework for seeking external funding, government partnership and policy support for projects that deliver long-term community, economic, environmental and strategic benefits.

Following Councillor engagement and review of current State and Federal Government priorities, the City's existing advocacy priorities remain relevant and should continue to be progressed. However, the framing of these priorities has been refined to strengthen alignment with government policy settings, budget and election cycles, project readiness and broader precinct outcomes.

The workshop process also identified two emerging advocacy opportunities, being the Recreation Facilities Master Planning and Hillcrest Reserve Facility Development Plans. These projects warrant further scoping and community engagement before future Council consideration as formal advocacy priorities.

Endorsing the updated advocacy priorities will provide a clear and coordinated position for the City's ongoing advocacy with State and Federal Members of Parliament, Ministers, government agencies, funding bodies and other stakeholders. It will also ensure the City is well placed to respond to funding opportunities and progress advocacy in a proactive, strategic and timely manner.

City of Bayswater

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Advocacy Prospectus

Connecting people, places and opportunity



About the City of Bayswater

Located just six kilometres north-east of the Perth CBD and close to Perth Airport, the City of Bayswater (the City) is a connected inner-metropolitan community with strong access to major transport routes, town centres and employment areas.

Home to more than 75,000 people, the The City is a culturally diverse and thriving city spanning eight suburbs and four town centres - Bayswater, Morley, Maylands, and Noranda. A place of community, creativity and renewal. Its town centres are known for local businesses, cafés, street art, events and multicultural community life, while its open spaces, riverfront areas and recreation facilities support an active and liveable urban lifestyle.

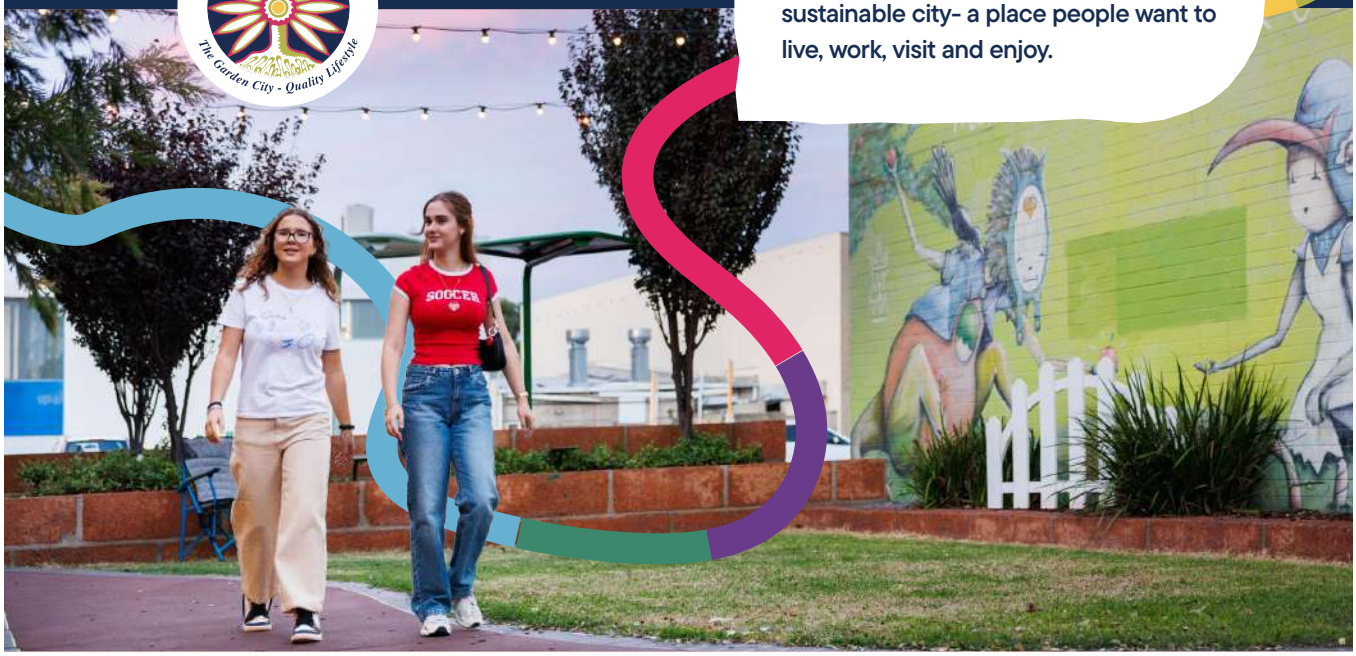
Also known as the Garden City, it includes more than 380 hectares of parks, ovals and open spaces, and a 10-kilometre stretch of the Derbarl Yerrigan / Swan River.

The City is entering a significant period of growth and investment. Major State Government transport investment through METRONET, including the rebuilt Bayswater Station and new Morley and Noranda stations, have strengthened Bayswater's role as a central public transport hub and created new opportunities for urban renewal, local jobs, housing diversity and economic growth.

During this period of growth Morley is emerging as a key activity and station precinct, and across the municipality significant private investment is underway. The City is well positioned to work with State and Federal Governments to deliver community infrastructure, sustainable urban renewal and long-term liveability.

THE CITY'S VISION

To grow a connected, innovative and sustainable city- a place people want to live, work, visit and enjoy.



City of Bayswater

Community profile

75,981 residents

29,064 households

38 median age

37.7% of residents born overseas

31.9% medium or high-density dwellings

31.1% renters

$3.98B headline gross regional product

26,029 GST-registered businesses

6,424 local jobs

17% of economic output from manufacturing

150+ parks, ovals and open spaces

180+ local sporting clubs

ADVOCACY PROSPECTUS

Frank Drago Reserve



OVERVIEW

Frank Drago Reserve is the City's premier sporting precinct and a key community recreation asset, located close to the Bayswater town centre and train station. The reserve is home to Bayswater City Soccer Club, which competes in the National Premier League, as well as the Bayswater Bowls and Recreation Club, Bayswater Croquet Club and Bayswater Tennis Club.

- ↗ Improved infrastructure
- ↗ Improved health and wellbeing
- ↗ Stronger communities
- ↗ Gender equity and inclusion

The City, in collaboration with Bayswater City Soccer Club, is progressing plans to transform Frank Drago Reserve into a modern soccer, community, sport and leisure precinct that responds to growing demand for sport, recreation and community use. Existing facilities are outdated and no longer meet contemporary expectations for accessibility, inclusion, player amenity, spectator experience or year-round community participation. Once complete, the redeveloped precinct is projected to attract more than 135,000 attendees annually.

Pathway to delivery and community benefit

The City has progressed planning around the Frank Drago Reserve redevelopment well beyond early concept stage and is now advancing design for two delivery options. The first is a reduced scope aligned with the $10 million currently secured through State Government and the City's contributions. The second is the full Stage One option, currently estimated at $18,803,982, which reflects the costed redevelopment concept tested through community consultation.

The full Stage One option is the City's preferred delivery pathway because it would deliver the facilities and community outcomes identified as priorities by respondents, including improved facility

City of Bayswater

Outcomes

Deliver modern sporting infrastructure
to NPL standards and event hosting capabilities.

Improve accessabiltity & inclusion
player amenity and spectator experience.

Expand opportunities
for junior, female and community participation in soccer.

Increase precinct capacity
and flexibility for sport, recreation and community use.



Improve community amenity
through upgraded paths, parking, play space and public areas.

Support local jobs & business activity
through visitation, construction, events and increased precinct use.

quality, spectator amenity and recreational space. While the reduced scope option would allow some works to proceed within existing funding, it would not deliver the full package of upgrades required to realise the precinct vision or meet the level of community benefit identified through consultation.

The full Stage One scope includes clubroom and changeroom renewal, spectator amenity, reconstruction of the main pitch with new LED floodlighting to Football Australia match standard, parking, community amenity, pathways and a play space. Delivering this option would create a modern, inclusive and more welcoming precinct for players, families, spectators and the wider public, while providing the essential foundation for longer-term renewal of Frank Drago Reserve.

Community consultation with more than 400 stakeholders confirmed strong local use and support for investment in the reserve. Of respondents, 92.9% currently visit the soccer precinct and 61% use it weekly or more. This feedback directly informed the preferred redevelopment concept and demonstrates clear community demand for the full Stage One investment.

Timeline

Concept design finalised	**Jul/Aug 2026**
Detailed design & development approval	**Dec 2026**
Construction tender awarded	**May 2027**
Construction commencement	**Jul 2027**
Project completion	**Late 2028**

Funding request

The City is seeking additional State Government co-investment to close the **$8,803,982** funding gap and deliver the full Stage One redevelopment of Frank Drago Reserve.

Stage One is estimated at $18,803,982, with $10 million already committed through equal contributions from the State Government and the City. Additional funding will allow the City to deliver the full option tested through community consultation, rather than a reduced scope, maximising the sporting, community and precinct benefits.

ADVOCACY PROSPECTUS

Bayswater Industrial Area



OVERVIEW

The Bayswater Industrial Area is one of Perth's most strategically located industrial and employment precincts. Spanning approximately 190 hectares, with around 400,000 square metres of floorspace and 3,750 existing employees, the precinct forms part of the Morley Improvement Scheme and is located close to the Morley Train Station, Perth CBD, Perth Airport, Tonkin Highway and Bayswater Town Centre.

- ↗ Morley station precinct planning
- ↗ Improved infrastructure
- ↗ Economic growth
- ↗ Local jobs and skills
- ↗ Environmental sustainability

Despite its strategic location within the Morley Improvement Scheme area, the Bayswater Industrial Area remains significantly underutilised.

A lack of reticulated sewer infrastructure is constraining redevelopment, limiting business expansion and preventing well-located industrial land from reaching its full economic and employment potential. Addressing this gap would unlock one of Perth's major brownfield productivity opportunities and support renewal around Morley Train Station.

Pathway to delivery and community benefit

The City is seeking to unlock the Bayswater Industrial Area as a more productive, higher-value industrial precinct within the Morley Improvement Scheme.

The precinct is well located for freight, trades, light industry and service businesses, with parts of the area, including Wotton Street and Embleton Avenue, within the 800-metre walkable catchment of Morley Train Station.

Delivering infill sewer would enable redevelopment of ageing building stock, support business expansion, increase floorspace capacity and attract more intensive employment-generating uses.

City of Bayswater

Outcomes

Unlock a 190ha brownfield zone
Industrial & employment precinct in Perth's central metropolitan area.

Support +20% in industrial floorspace
(estimated) over 10–15 years.

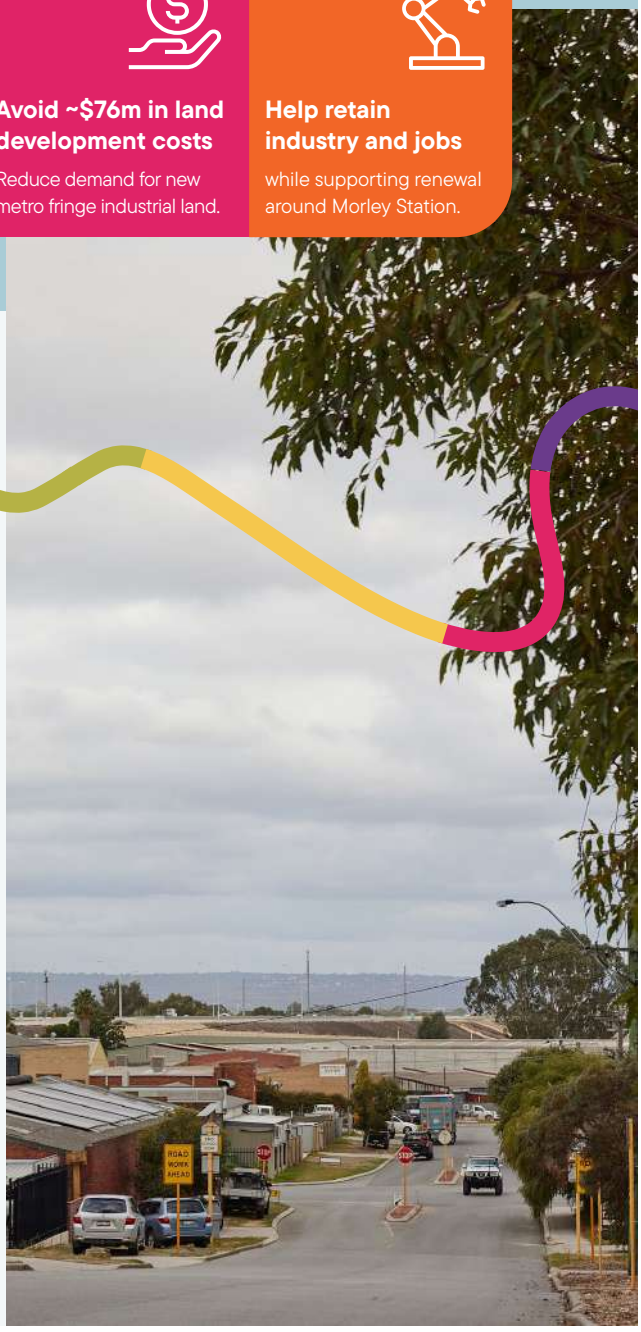
Enable around +2,300 jobs
in a central, accessible employment location.

Improve economic productivity
by enabling more intensive use of industrial land.

Improve environmental outcomes
Replace ageing septic systems with reticulated sewer.

Avoid ~$76m in land development costs
Reduce demand for new metro fringe industrial land.

Help retain industry and jobs
while supporting renewal around Morley Station.



It would also strengthen the connection between the Bayswater Industrial Area and the emerging Morley Station precinct, supporting brownfield renewal and better use of scarce industrial land.

Government request

The City seeks State Government partnership to deliver **$30 millio**n in infill sewer infrastructure, with Water Corporation expected to manage, own and maintain the asset.

The City also seeks consideration of the precinct being designated as a Strategic Industrial Area.

State investment would unlock a modern industrial precinct, accelerate renewal within the Morley Improvement Scheme area and protect the City's long-term employment and industrial land base.

ADVOCACY PROSPECTUS

Les Hansman Community Centre



OVERVIEW

The Les Hansman Community Centre represents a strategically located redevelopment opportunity for the City. Located at 240 Walter Road West, Morley, the site sits in the heart of the Morley Activity Centre, close to Coventry Village and Morley Galleria Shopping Centre.

- ↗ Improved infrastructure
- ↗ Improved health and wellbeing
- ↗ Stronger communities
- ↗ Gender equity and inclusion
- ↗ Housing diversity

Les Hansman comprises approximately 6,300 square metres of land zoned R-AC0 Activity Centre, allowing a broad range of land uses with no height restrictions and creating a strong platform for a mixed-use redevelopment that can deliver both community and economic outcomes.

The existing building opened in 1977 and no longer meets contemporary community needs. Morley Library currently operates from the site, but the building was never designed to function as a library. As a result, the site is ageing, constrained and no longer fit for purpose as one of the City's key community facilities.

Pathway to delivery and community benefit

The City's vision is to transform the site into a landmark mixed-use community hub anchored by a public library and supported by a broader mix of community, civic and commercial uses. Concept options include community facilities, a youth centre, parking, residential apartments and commercial uses such as medical services, offices and retail, with the library identified as a non-negotiable element of the future site.

This redevelopment would create a contemporary community facility in a strategic metropolitan centre and deliver a stronger long-term home for library and

City of Bayswater

Outcomes

Establish clear business case
and redevelopment pathway for a key strategic community site.

Deliver mixed-use community hub
Anchored by library and civic services.

Improve access to community services
Like library and potentially youth services in Morley.

Strengthen Morley Activity Centre role
as a civic, commercial and community destination.

Create a wider investment catalyst
creating renewal and improved liveability in Morley.

Support housing diversity & local jobs
Obtaining better value from public land.



civic services in Morley. It would also improve social inclusion, strengthen access to services and unlock greater public value from a strategically located public landholding.

The project has progressed through a staged planning process. The City acquired the adjoining car park from the State Government in February 2024, prepared concept redevelopment plans for the centre and adjoining land, and has now finalised the land transaction process with the Department of Planning, Lands and Heritage.

The next key step is completion of a redevelopment business case, intended to be presented to Council by December 2026. This will allow the City to confirm the preferred scope and future vision for the site, test viability, refine the redevelopment model and position the project for future external funding opportunities. It will also strengthen the City's ability to pursue a redevelopment that balances civic, community, residential and commercial outcomes in a financially sustainable way.

Funding request

The City seeks State Government partnership to explore the relocation of a suitable government agency to the Les Hansman Community Centre site as a potential anchor tenant.

With the land transaction now finalised and concept planning underway, this is a timely opportunity to work with State and Federal Government to identify the best pathway for redevelopment, investment and delivery.

This includes exploring partnership models, funding opportunities, land use outcomes and policy alignment across community infrastructure, housing diversity, local jobs and Morley City Centre renewal.

ADVOCACY PROSPECTUS

Maylands Brickworks



OVERVIEW

Established in 1927, Maylands Brickworks is one of the City's's most significant heritage places and a rare industrial heritage asset of State-wide importance. Its remaining Hoffman Kiln is understood to be the last of its type in WA, preserving a rare link to the State's industrial and brickmaking history.

- ↗ Heritage preservation
- ↗ Economic growth
- ↗ Increased tourism
- ↗ Stronger communities

Technical investigations have identified the need for rehabilitation works to the lower level of the Hoffman Kiln to address deterioration, maintain public safety and preserve the site's heritage value.

With timely government support, Maylands Brickworks can be stabilised, conserved and reactivated as a heritage, education, tourism, community and local economic asset for Bayswater and for Western Australia.

Pathway to delivery and community benefit

The City has adopted a staged approach to restoring and reactivating Maylands Brickworks, allowing urgent safety works to proceed first while establishing a clear pathway to broader community use over time. This gives government the opportunity to support a project that responds to an immediate public safety and heritage risk, while progressively unlocking wider social, cultural, tourism and economic benefits for the Maylands Peninsula and Western Australia.

Phase One will deliver urgent stabilisation works to the lower level of the Hoffman Kiln to prevent further deterioration or potential collapse. The total project cost is $4 million, with the City already committing $250,000. This critical first stage will protect a rare

City of Bayswater

Outcomes

Safeguard State-significant heritage
Before further deterioration compromises its future.

Reduce public safety risk
Stabilise the Hoffman Kiln and address urgent structural issues.

Preserve WA industrial history
Through conservation and interpretation.

Unlock a public asset
For managed access, community use and future activation.

Deliver long-term public value
Heritage education, community benefit and place-based renewal.

Support local jobs, tourism & business
Through restoration, visitation and events.



piece of Western Australia's industrial heritage, safeguard a landmark of strong local and State-wide significance, and improve public safety by securing a structure currently at risk of failure.

Future phases will build on these works by progressing restoration, heritage interpretation and controlled community activation across the site. Once stabilised, Maylands Brickworks can begin to support community events, local markets, education, tourism and visitation, creating a distinctive place-based asset that strengthens community identity, supports local businesses and enhances the Maylands Peninsula as a unique inner-metropolitan destination.

There is strong and longstanding community support for protecting Maylands Brickworks and bringing it back into active public use. After the factory closed in 1983 and demolition was proposed, the local community successfully rallied to save the site. More recent engagement, including community surveys and the Community Reference Group, continues to show clear public interest in preserving and reactivating the Brickworks in a way that is financially viable, respectful of its heritage value and acceptable to the community.

Funding request

The City seeks State Government co-investment to deliver Phase One urgent stabilisation works to the lower level of the Maylands Brickworks Hoffman Kiln.

The Phase One project cost is $4 million. The City has already committed $250,000, leaving a current funding gap of **$3.75 million.**

Government funding will allow the City to complete the works required to prevent further deterioration, reduce safety risk and preserve this rare heritage asset for future public use, interpretation and activation.

ADVOCACY PROSPECTUS

Maylands Lakes



OVERVIEW

Maylands Lakes is a series of constructed urban wetlands on the Maylands Peninsula, comprising Lake Brearley, Lake Bungana and Brickworks Lake. The lakes have experienced persistent water quality issues for many years, including algal blooms, cyanobacteria and high densities of non-biting midge, creating a long-running environmental, public health and community amenity challenge.

- ↗ Environmental restoration
- ↗ Environmental sustainability
- ↗ Community resilience
- ↗ Improved health and wellbeing
- ↗ Community connection

The City has monitored the lakes since 2015 and invested significant municipal resources in management responses. However, the system is complex and difficult to restore due to the lakes' size, depth, limited water movement, hard edges and proximity to homes. The lakes also have broader environmental significance, with the potential for nutrients and algae to enter the Swan River through the Lake Brearley overflow.

Pathway to delivery and community benefit

Following extensive technical investigation, specialist input and community engagement, Council endorsed preparation of the Maylands Lakes Environmental Restoration Masterplan in April 2024. In April 2025, Council endorsed the final Maylands Lakes Environmental Restoration Concept Report, allowing the project to move from investigation into delivery.

This work has established a staged restoration pathway based on ecological, engineering and landscape interventions to improve water quality, reduce midge outbreaks and restore the ecological function of the lakes. The City has allocated $2.4 million in the 2025/26 Budget to commence Phase One implementation, including recirculation works at Lake Brearley and a treatment wetland at Brickworks Lake.

City of Bayswater

Outcomes

Reduce cyanobacteria
algal blooms and non-biting midge pressure.

Improve water quality
across the Maylands Lakes system.

Improve water movement
and treatment performance.

Restore ecological function
and strengthen habitat outcomes.

Support biodiversity
and urban wetland resilience.

Deliver staged restoration
of a long-running community concern.

Improve neighbourhood amenity
public health and access to nature.

Protect the wider Swan River System
with improved local water management and treatment.



Phase One will provide immediate action on one of the City's most visible environmental and liveability challenges. It will improve water movement, begin treating inflows, support better environmental performance and create a practical foundation for later restoration phases.

Future stages will be informed by the outcomes of Phase One. Depending on monitoring results, further works may be required to improve water movement, treatment performance, ecological recovery and overall amenity across the lake system.

Community concern about Maylands Lakes has been strong and sustained. The City's engagement process has included listening events, online engagement, community forums, design feedback and ongoing project updates. This work has helped ensure the restoration pathway responds to both expert advice and the lived experience of residents affected by poor water quality, algal blooms and midge outbreaks.

Funding request

The City seeks State and Federal Government partnership to support the long-term restoration of Maylands Lakes.

The City has committed $2.4 million to deliver Phase One, including recirculation works at Lake Brearley and a treatment wetland at Brickworks Lake. Subject to the success of Phase One, indicative costs for future restoration are approximately $3.6 million for Phase Two and $8.3 million for Phase Three, with subsequent works informed by monitoring, evaluation and detailed design.

Government partnership will help the City progress future works as priorities are refined, supporting long-term improvements to water quality, environmental performance, neighbourhood amenity and protection of the wider Swan River system.

Future partnership opportunities

In addition to the City's priority advocacy projects, the following initiatives present opportunities for future State and Federal Government partnership to support community infrastructure, place activation and sustainable growth.



Maylands Town Centre Streetscape Masterplan

The endorsed Maylands Town Centre Streetscape Masterplan provides a staged framework to revitalise the town centre following the closure of the Caledonian Avenue level crossing.

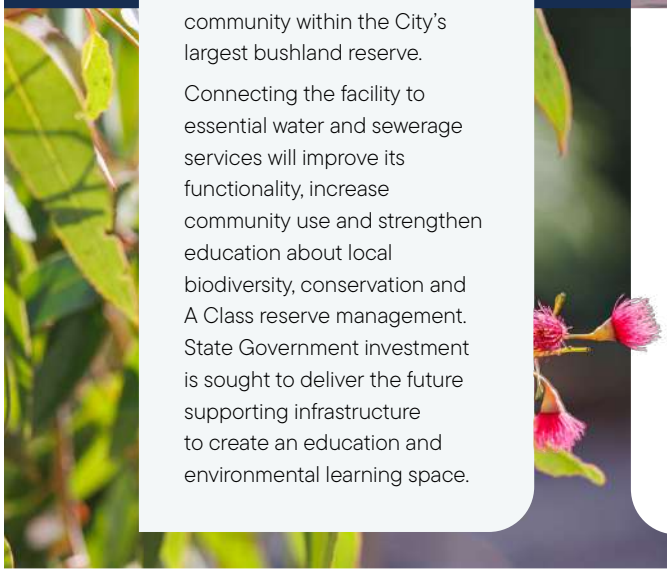
Developed with Main Roads WA and informed by community consultation, the Masterplan includes safer pedestrian and cycling connections, improved public spaces, additional street trees and upgrades across Guildford Road, Eighth Avenue, Seventh Avenue and Whatley Crescent. State and Federal Government investment is sought to support staged implementation and deliver a safer, greener and more vibrant town centre.



Lightning Swamp nature-based learning space

The Lightning Swamp nature-based learning space provides environmental education for schools and the broader community within the City's largest bushland reserve.

Connecting the facility to essential water and sewerage services will improve its functionality, increase community use and strengthen education about local biodiversity, conservation and A Class reserve management. State Government investment is sought to deliver the future supporting infrastructure to create an education and environmental learning space.



All-abilities water access at AP Hinds Reserve

An accessible water access facility is proposed at AP Hinds Reserve, home to ANA Rowing Club, Bayswater Paddle Sports and the Western Australian Institute of Sport.

The project would deliver accessible kayak and rowing launch systems connected to a floating jetty, improving access for people with disability, older participants, beginners and athletes using adaptive equipment. Government investment of $600,000 is sought to deliver the facility and expand opportunities for inclusive community participation and high-performance sport.

City of Bayswater



Guildford Road Corridor Masterplan

The City seeks State Government support, through Main Roads WA, to fund and lead a comprehensive Guildford Road Corridor Masterplan in partnership with affected local governments. The masterplan would replace fragmented interventions with a coordinated, long-term program of intersection upgrades,

road safety improvements, pedestrian and cycling infrastructure, streetscape renewal and underground power. It should address key intersections, safer crossing opportunities and improved urban design through Maylands, Mt Lawley and Bayswater, while supporting continued infill development and activity-centre growth. As one of Perth's oldest and busiest arterial routes, Guildford Road requires a corridor-wide strategy to improve safety, amenity, transport performance, and development outcomes.

Hillcrest Reserve Redevelopment

The proposed redevelopment of Hillcrest Reserve will create a modern, inclusive sporting and community precinct that responds to growing demand for organised sport and informal recreation.

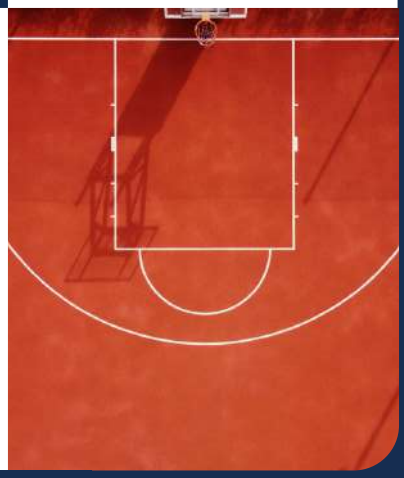
The Facility Needs Assessment recommends upgraded sporting facilities, a new shared clubhouse, improved community amenities, expanded recreational spaces and enhanced accessibility. State and Federal Government partnership is sought to support staged delivery and ensure the precinct continues to meet the needs of a growing and diverse community.



Recreation Centre Master Planning

The City is undertaking strategic master planning to ensure its recreation infrastructure continues to meet the needs of a growing and changing community.

As population growth, increased housing density and community expectations evolve, there is an opportunity to review the future role, location and configuration of recreation facilities to maximise community benefit, optimise strategically located land and support broader outcomes including urban renewal, housing diversity and more efficient service delivery. Government partnership is sought to support this long-term planning and future recreation infrastructure investment.



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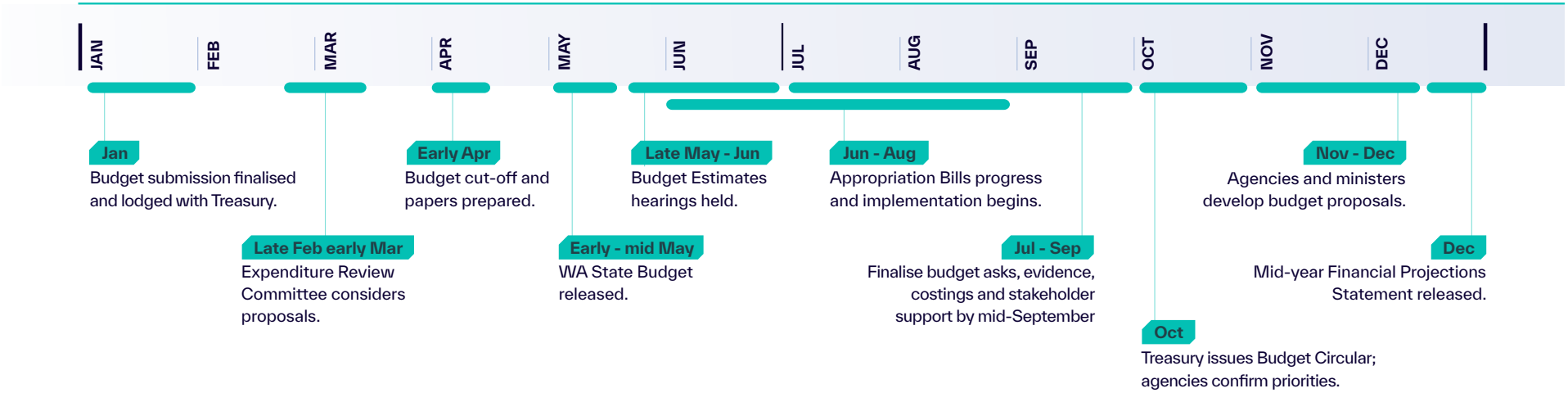
For further information on these projects, contact:

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E jeremy.edwards@bayswater.wa.gov.au

Advocacy Timeline

Western Australia State Government

BUDGET CYCLE (Annual)



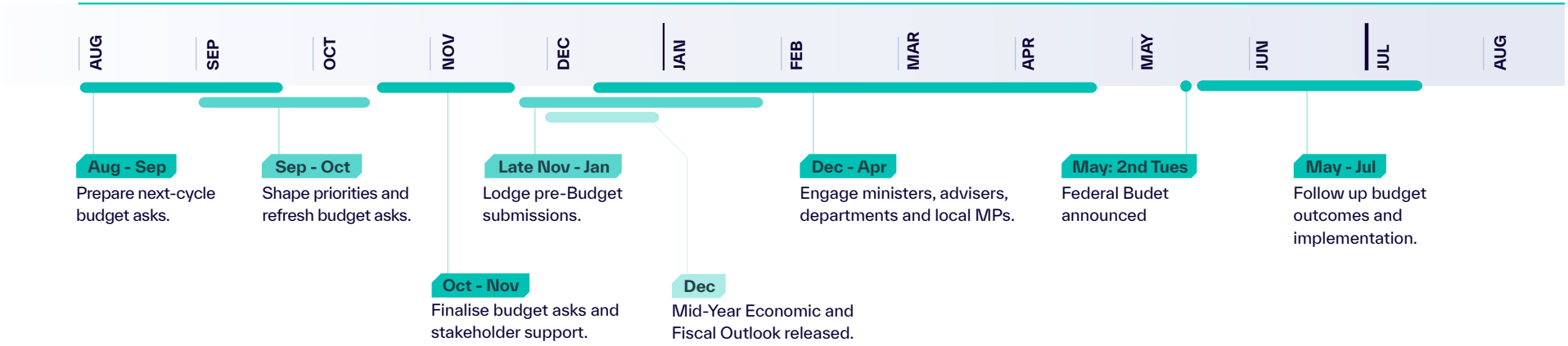
ELECTION CYCLE



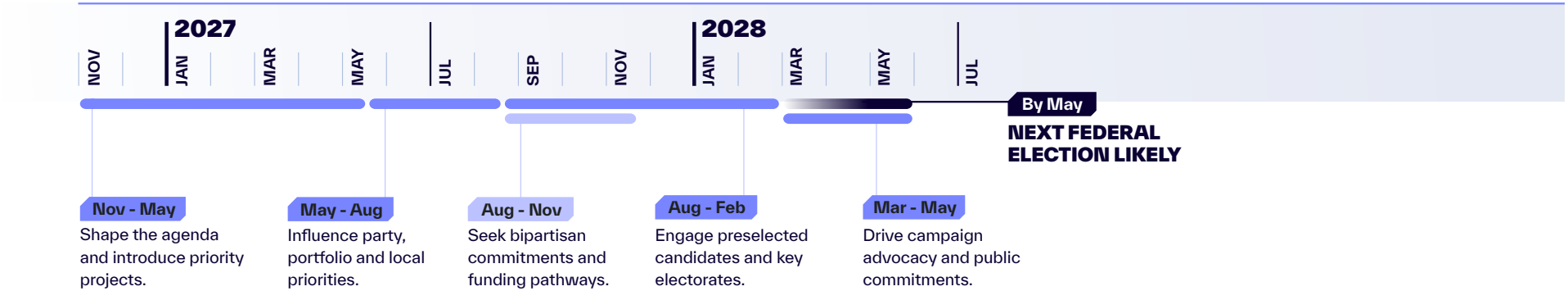
Advocacy Timeline

Australian Federal Government

BUDGET CYCLE (Annual)



ELECTION CYCLE



10.1.6 Voting Delegates for the 2026 WALGA AGM

Responsible Branch:	Governance and Strategy
Responsible Directorate:	Office of the CEO
Authority/Discretion:	Executive/Strategic
Voting Requirement:	Simple Majority Required.
Attachments:	Nil
Officer Declaration:	*The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.*

This item does not contain any information that is considered confidential in accordance with Section 5.23 of the Local Government Act 1995.

SUMMARY

It is recommended Council appoint two voting delegates and two proxy voting delegates to represent the City of Bayswater at the 2026 WALGA Annual General Meeting.

The recommendation aligns with WALGA's requirements and the City's established practice, involves no identified financial or legislative impacts, and supports the Council Plan objective to provide ethical and accountable governance.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

That Council appoints the following two voting delegates and two proxy voting delegates to represent the City of Bayswater at the 2026 WALGA Annual General Meeting:

1. **Voting delegates:**
   - **(a) Cr Sutherland; and**
   - **(b) Cr Latter.**
2. **Proxy voting delegates:**
   - **(a) Cr Loiacono; and**
   - **(b) Mayor Piffaretti.**

Cr Elli Petersen-Pik – Deputy Mayor Moved, Cr Cale Black Seconded

CARRIED UNANIMOUSLY: 9/0

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, Cr Steven Ostaszewskyj, Cr Anthony Pittaway, Cr Michelle Sutherland, Cr Nat Latter, Cr Elli Petersen-Pik – Deputy Mayor, Cr Cale Black and Cr Donovan MacDonald.***

Against: ***Nil.***

BACKGROUND

The City has received correspondence from the Western Australian Local Government Association (WALGA), advising that its Annual General Meeting (AGM) will be held at the Perth Convention and Exhibition Centre on Thursday, 17 September 2026 at 2:30pm.

Member local governments are invited to submit motions on policy matters to the WALGA AGM, with a deadline of 5pm on Thursday, 30 July 2026.

Each member local government is entitled to be represented by two voting delegates to vote on member motions. Registration of voting delegates must occur before Tuesday, 1 September 2026.

EXTERNAL CONSULTATION

Not applicable.

OFFICER'S COMMENTS

The WALGA AGM is an important forum for Elected Members and senior officers within local government to discuss emerging issues and develop advocacy positions and direction for the sector. Attendance at the AGM is free for all Elected Members and officers from member local governments.

All member councils are entitled to be represented by two voting delegates at the AGM. Voting delegates may be either Elected Members or City officers.

It is the City of Bayswater practice to nominate two voting delegates from either the WALGA East Zone representatives or those Elected Members who have expressed an interest in attending. Two proxy voting delegates have also been listed in past years.

Cr Elli Petersen-Pik – Deputy Mayor and Cr Michelle Sutherland, are the City's current representatives to the WALGA East Metropolitan Zone. Mayor Filomena Piffaretti, Cr Nat Latter and the Chief Executive Officer are the City's appointed deputies.

Submission of Motions

WALGA has requested that Elected Members or Member Councils wishing to propose motions for consideration at the WALGA AGM submit these, with the Councils endorsement by 5pm on 30 July 2026.

Motions should focus on policy matters rather than issues, which could be dealt with by the WALGA State Council with minimal delay and due regard should be given to the relevance of the motion to the total membership and to Local Government in general.

WALGA has advised motions will be included in the agenda where they meet the following criteria:

- Are consistent with the objects of the Association.
- Demonstrate that the issue/s raised will concern or are likely to concern a substantial number of Local Governments in WA.
- Seek to advance the Local Government policy agenda of the Association and/or improve governance of the Association.
- Have a lawful purpose (a motion does not have a lawful purpose if its implementation would require or encourage non-compliance with prevailing laws).
- Are clearly worded and unambiguous in nature.

Prior to the finalisation of the Agenda, the WALGA President and Chief Executive Officer will determine whether motions submitted by Members abide by the criteria.

At the time of writing this report, the City has not received any proposed motions from Elected Members to be submitted for consideration at the WALGA AGM.

Following release of the WALGA AGM agenda, a further report will be presented to Council to enable consideration of the motions and endorsement of whether the City's voting delegates are to support or not support each motion.

LEGISLATIVE COMPLIANCE

Nil.

RISK MANAGEMENT CONSIDERATION

The table below shows the level of risk for each impact category, if the officer's recommendation is not adopted by the Council.

Impact Category	Appetite	Risk Rating
Workplace, Health and Safety	Low	Low
Financial	Medium	Low
Reputation and Stakeholders	Medium	Low
Service Delivery	Medium	Low
Environment	Low	Low
Governance and Compliance	Low	Low
Strategic Risk	SR07 – Unethical or inadequate governance and/or decision-making.	

FINANCIAL IMPLICATIONS

Nil.

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Council Plan 2025 – 2035, the following applies:

Key Result Area:	Leadership and Governance
Outcome 5.1	Good Governance
Objective 5.1.1	Provide ethical and accountable governance.

CONCLUSION

The appointment of voting and proxy voting delegates to the 2026 WALGA Annual General Meeting will ensure the City is appropriately represented in sector-wide policy discussions and advocacy, in line with WALGA's requirements and the City's established practice.

Together with the future report to Council on AGM motions, this supports ethical and accountable governance consistent with the Council Plan 2025–2035.

10.2 Corporate Services Directorate Reports

10.2.1 Financial Report for the Period Ended 30 June 2026

Responsible Branch:	Financial Services
Responsible Directorate:	Corporate Services
Authority/Discretion:	Legislative
Voting Requirement:	Simple Majority Required ***ABSOLUTE MAJORITY REQUIRED for limb 2***
Attachments:	1. Monthly Financial Statement Snapshot [**10.2.1.1** – 1 page] 2. Executive Summary and Statement of Financial Activity Significant Variances [**10.2.1.2** – 7 pages] 3. Statement of Financial Activity [**10.2.1.3** – 1 page] 4. Statement of Financial Position [**10.2.1.4** – 1 page] 5. Net Current Assets [**10.2.1.5** – 1 page] 6. Cash Backed Reserves Report [**10.2.1.6** – 1 page] 7. Capital Acquisitions & Non-Operating Grants Report [**10.2.1.7** – 14 pages]
Officer Declaration:	*The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.*

This item does not contain any information that is considered confidential in accordance with Section 5.23 of the Local Government Act 1995.

SUMMARY

This report details the financial reports for the period ended 30 June 2026 including, Monthly Financial Statements with supporting information (**Attachments 1 to 5**), Cash Backed Reserve Report (**Attachment 6**) and Capital Acquisitions & Non-Operating Grants Report (**Attachment 7**).

Cr Nat Latter withdrew from the meeting at 8:56pm and did not participate in voting on items 10.2.1 and 10.4.1.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

That Council:

1. Receives the financial reports for the period ended 30 June 2026, comprising:

(a) Monthly Financial Statements with supporting information (Attachments 1 to 5);

(b) Cash Backed Reserve Report (Attachment 6);

(c) Capital Acquisitions & Non-Operating Grants Report (Attachment 7); and

2. Approves the proposed fees and charges amendment contained in Table 1 detailed in this report, to take effect following the statutory advertising period.

ABSOLUTE MAJORITY REQUIRED

Cr Donovan MacDonald Moved, Cr Michelle Sutherland Seconded

CARRIED UNANIMOUSLY BY AN ABSOLUTE MAJORITY: 8/0

For: Mayor Filomena Piffaretti, Cr Calla Loiacono, Cr Steven Ostaszewskyj, Cr Anthony Pittaway, Cr Michelle Sutherland, Cr Elli Petersen-Pik - Deputy Mayor, Cr Cale Black and Cr Donovan MacDonald.

Against: Nil.

BACKGROUND

The *Local Government Act 1995* in conjunction with regulation 34(1) of the *Local Government (Financial Management) Regulations 1996* requires a monthly Statement of Financial Activity to be presented to Council. This Statement is to include:

(a) Annual budget estimates, taking into account any expenditure incurred for an additional purpose under section 6.8(1)(b) or (c) of the *Local Government Act 1995;*

(b) Budget estimates to the end of the month to which the statement relates;

(c) Actual amounts of expenditure, revenue and income to the end of the month to which these statements relate;

(d) The material variances between the comparable amounts referred to in paragraphs (b) and (c); and

(e) The net current assets at the end of the month to which the statement relates.

Regulation 35(1) of the *Local Government (Financial Management) Regulations 1996* requires a monthly Statement of Financial Position showing the financial position of the local government as at the last day of the previous month, and:

(a) The financial position of the local government as at the last day of the previous financial year; or

(b) If the previous month is June, the financial position of the local government as at the last day of the financial year before the previous financial year.

At its meeting on 1 July 2025, Council adopted the Annual Budget for the 2025/26 financial year. The figures in this report are compared to the adopted budget and subsequent amendments as approved by Council throughout the financial year.

Regulation 34(5) determines the mechanism required to ascertain the definition of material variances which are required to be reported to Council as part of the monthly report. It also requires Council to adopt a 'percentage or value' for what it will consider to be material variances on an annual basis. The material variance adopted by the Council for the 2025/26 Budget is $50,000 or 10% of the appropriate base, whichever is the higher.

EXTERNAL CONSULTATION

In accordance with section 6.2 of the *Local Government Act 1995,* the adopted budget was prepared having regard to the Community Strategic Plan, prepared under section 5.56 of the *Local Government Act 1995,* which was made available for public comment.

OFFICER'S COMMENTS

The financial statements included in this report are preliminary and remain subject to year-end accruals, accounting and audit adjustments. As such, they should not be regarded as the final audited accounts, which will be issued following completion of the Annual Financial Report audit.

The financial statements for the reporting period are submitted in the form of:

- Monthly Financial Statements with supporting information **(Attachments 1 to 5);**
- Cash Backed Reserve Report **(Attachment 6);** and
- Capital Acquisitions & Non-Operating Grants Report **(Attachment 7);**

The Monthly Financial Statement Snapshot (**Attachment 1**) summarises total capital and operating expenditure. Details of the material variances are outlined in the Executive Summary and Statement of Financial Activity Significant Variances Report (**Attachment 2**).

The Statement of Financial Activity (**Attachment 3**) reports the financial performance of the City after adjusting for non-cash items (depreciation, provisions, etc.) by Nature and Type.

The Statement of Financial Position (**Attachment 4**) reports the financial position of the City as at the last day of the previous month.

The City's net current assets are outlined in (**Attachment 5**) with details of any adjustments.

All of the reserve accounts are cash-backed and supported by funds held in financial institutions as set out in the City's Investment Policy (**Attachment 6**).

The projects summarised in the Capital Acquisitions & Non-Operating Grants Report (**Attachment 7**) detail the capital (actual and committed) expenditure for the period ended 30 June 2026.

Table 1: Proposed Fees and Charges Amendment

Fee Type	Current Allocation	Proposed Allocation	Proposed Fees & Charges 2026/27		
			Ex GST	GST	Inc. GST
Waves Additional Needs Class	New	City of Bayswater / Community Services / Recreation / Program & Activity Fees - Fitness	$9.55	$0.95	$10.50
Mangini Room Hire per Day – (with Wellington room hire) - Commercial	New	City of Bayswater / Community Services / MSRC / Hire Fees	$338.85	$33.88	$372.73
Pool equipment hire - (kickboard, pool noodle)	New	City of Bayswater / Community Services / Bayswater Waves / Hire Fees	$2.27	$0.23	$2.50
Security Bond	City of Bayswater / Community Services / Recreation / Hire Fees	City of Bayswater / Community Services / Recreation / Hire Fees	$54.55	$5.45	$60.00
Concession & Student Program Discount	New	City of Bayswater / Community Services / Recreation / Program & Activity Fees - Stadium	15% Discount		
Tots Tumble Time Single Session	New	City of Bayswater / Community Services / Recreation / Program & Activity Fees - Stadium	$12.27	$1.23	$13.50

Fee Type	Current Allocation	Proposed Allocation	Proposed Fees & Charges 2026/27		
			Ex GST	GST	Inc. GST
Tots Tumble Time Direct Debit Fee	New	City of Bayswater / Community Services / Recreation / Program & Activity Fees - Stadium	$10.91	$1.09	$12.00

At the Ordinary Council Meeting held on 23 June 2026 (Item 10.2.5), Council endorsed the Schedule of Proposed Fees and Charges for 2026/27. A small number of fees were initially established under the variable fee provisions within the schedule, including new programs trialled in 2025/26 as well as some fees that were excluded from the adopted schedule. To ensure the schedule is complete, it is recommended these fees are added to the schedule:

- Waves Additional Needs Class (Moved to Waves after the closure of MSRC Gym)
- MSRC Mangini Room Hire (1 Day), when hiring the Wellington Room also – Commercial
- Tots Tumble Time Single Session
- Tots Tumble Time Direct Debit Fee
- Pool equipment hire (kickboard, pool noodle)

Additionally, the security bond fee associated with the $60.00 non-refundable booking deposit was inadvertently increased in line with CPI, resulting in a revised amount of $61.30. This increase was not intended, and the deposit should remain at $60.00.

The final fee to be introduced replaces a range of previously listed concession fees. Historically, a 15% discount was applied individually to certain fees. To streamline operations, individual concession fees were removed from this year's schedule, with the intention of applying a consistent 15% Concession and Student discount across applicable programs. However, the current Concession and Student discount is limited to memberships only and cannot be applied more broadly. The proposed new fee addresses this gap by replacing the former itemised concession fees as intended.

LEGISLATIVE COMPLIANCE

Section 6.4 of the *Local Government Act 1995* requires a local government to prepare an annual financial report for the preceding year and such other financial reports as are prescribed. Regulation 34(1) of the *Local Government (Financial Management) Regulations 1996* as amended requires the local government to prepare each month a statement of financial activity reporting on the source and application of funds as set out in the annual budget.

Regulation 35(1) of the *Local Government (Financial Management) Regulations 1996* requires the local government to prepare each month a Statement of Financial Position showing the financial position of the local government.

RISK MANAGEMENT CONSIDERATION

The table below shows the level of risk for each impact category, if the officer's recommendation is not adopted by the Council.

Impact Category	Appetite	Risk Rating
Workplace, Health and Safety	Low	Low
Financial	Medium	Low
Reputation and Stakeholders	Medium	Low

Service Delivery	Medium	Low
Environment	Low	Low
Governance and Compliance	Low	Medium
Strategic Risk	SR07 - Unethical or inadequate governance and/or decision-making.	

FINANCIAL IMPLICATIONS

All amounts quoted in this report are exclusive of GST.

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater's Council Plan 2025-2035, the following applies:

Key Result Area: Leadership and Governance

Outcome 5.1 Good Governance

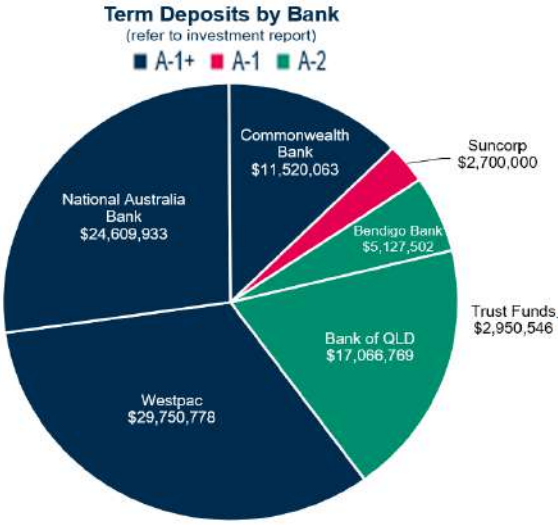
Objective 5.1.1 Provide ethical and accountable governance.

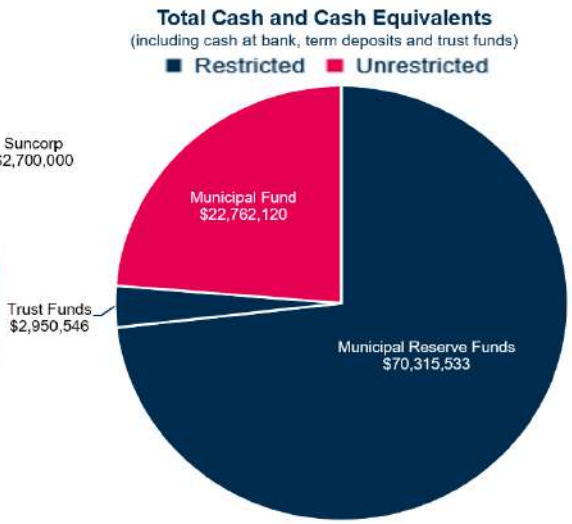
CONCLUSION

In light of the above, it is recommended that Council receives the financial reports for the period ended 30 June 2026 and adopts the proposed fees and charges amendment contained in Table 1.

Monthly Financial Statement Snapshot

June 2026





	Debtor				Trade Creditors
	Sundry	Infringement	Recreation	Total	
Total Outstanding	$1,221,753	$527,030	$330,839	$2,079,623	$4,622,288
Not yet due	0%	0%	0%	0%	0%
Current	99%	0%	71%	69%	87%
Over 30 days	<1%	5%	9%	3%	10%
Over 60 days	<1%	95%	20%	28%	3%

Rates & Charges	
Collected	99.44%
Total Outstanding	$1,590,179
Deferred Rates	$947,414

Payment Options	YTD 2025/26	2024/25
Payment in Full	21,036	20,832
Instalment	8,338	8,467
Rates Smoothing	2,853	2,712
Arrangement	517	657
None Selected	1,064	1,098

Capital

	Amended Budget	YTD Amended Budget	YTD Actual	YTD %
Revenue	$11,236,032	$11,236,032	$4,248,990	38%
Expenditure	$32,554,145	$32,554,145	$18,634,211	57%

Operating

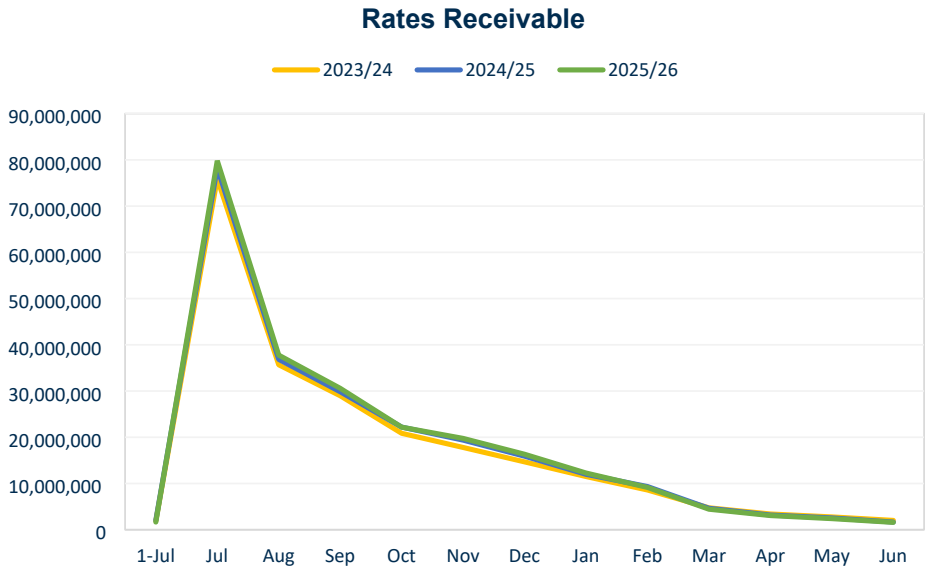
	Amended Budget	YTD Amended Budget	YTD Actual	YTD %
Revenue	$102,639,591	$102,639,591	$103,290,897	101%
Expenditure	$109,645,973	$109,645,973	$105,126,459	96%

City of Bayswater
Executive Summary
for the period 1 July 2025 to 30 June 2026

The Year-to-Date (YTD) actuals included in this report are preliminary and remain subject to year-end accruals, accounting and audit adjustments. As such, they should not be regarded as the final audited accounts, which will be issued following completion of the Annual Financial Report audit.

Revenue

The annual rate notices were issued on 18 July with a due date of 22 August for full payment or 1st instalment, with the last instalment due in March 2026. To date 99.44% of the total rate revenue raised has been received, with 21,036 (62%) properties paid in full and 11,708 (35%) properties nominating a payment option.



(Note: includes all charges on rates notice including ESL and rubbish fees)

Debtors

Currently, there is a total of $2.08M of outstanding debts of which $1.22M relates to sundry debtors, 99% of which are not due yet; $527K to infringement debts and $331K to recreation debts.

Capital

Capital revenue is recognised once the expenditure has been incurred, and performance obligations met. The annual budget includes an allocation of $11.2M for capital revenue which has largely not yet been received or recognised.

Capital expenditure related to payments for property, plant and equipment is $5.17M lower than the annual budget. Projects such as Frank Drago Reserve Redevelopment, Civic Centre Chiller Replacement, Morley Sport and Recreation Centre Sports Court Flooring Replacement, Civic Centre Aircon Renewal and Olive Tree house - Staff relocation are currently behind budget.

Expenditure related to payments for construction of infrastructure is $8.75M lower than the annual budget mainly due to Maylands Lakes Masterplan Implementation, Riverside Gardens Urban Forest, Low Cost Urban Road projects and Riverside Gardens Playground Renewal.

The abovementioned figures will update following year-end accounting adjustments and will also be considered when carry forwards are updated and reported to Council following year-end audit.

Operating

Year-to-date operating revenue (including rates) is 1% higher than the annual budget. This is predominantly due to revenue from fees and charges and other revenue.

Operating expenditure is 4% lower in comparison to the annual budget. Expenditure relating to materials and contracts, employee costs and other expenditure are below budget as detailed in the table below. The final actuals will change significantly following year-end accounting accruals and adjustments.

City of Bayswater
Statement of Financial Activity
Significant Variances
For the period 1 July 2025 to 30 June 2026

Operating activities
Revenue from operating activities

Nature or Type	YTD Amended Budget $	YTD Actual $	Variance Positive/ (Negative) $
General rates • Variance due to interim adjustments being less than expected.	54,664,354	54,587,330	(77,024)
Rates excluding general rates (Minimum Payments) • No variance.	8,486,040	8,486,040	(0)
Grants, subsidies, and contributions • Funding for various minor projects such as Crossover contributions ($221K), Mosquito Control ($52K), Tree Planting Program ($49K) and Arbor Park Sedgeland Planting ($31K) are behind budget.	4,190,367	3,796,181	(394,187)
Fees and charges • Revenue from Bayswater Waves Swim School Enrolments ($236K), Maylands Golf Course Green Fees ($194K), Statutory Building Approvals ($184K), Planning Approvals ($152K), Morley Sport and Recreation Centre Venue/Facility Hire ($60K) and Bayswater Waves Health Club Memberships ($50K) are ahead of the year-to-date budget. • The positive variance is offset by projects such as Bayswater Waves Pool Entry Fees ($190K), Domestic Refuse Charges ($91K) and Dog Registration ($30K) which are below year-to-date budget.	28,422,936	29,264,455	841,520
Interest revenue • Minor variance due to interest on municipal general funds being lower than anticipated that is largely offset by returns on reserve funds.	5,706,423	5,626,240	(80,183)
Other revenue • Variance impacted by the timing of reimbursements and workers compensation insurance claims, with reimbursements expected to be above budget.	1,169,472	1,530,651	361,180
Total	**102,639,591**	**103,290,897**	**651,306**

Expenditure from operating activities

Nature or Type	Amended Budget YTD $	Actual YTD $	Variance Positive/ (Negative) $
Employee costs • The actual salaries and wages expenditure is below budget due to timing of the pay periods with the last pay period for the 2025/26 financial year ending on 3 July 2026. The actuals are subject to year-end accruals and other provisions.	(47,978,876)	(47,460,872)	518,004
Material and contracts The variance is due to several projects that are behind the year-to-date budget, such as: • Digital Solutions and Services expenditure is $1.68M below year-to-date budget mainly due to the timing of project EDEN which is $1.36M under budget. • Sustainable Environment is $856K below year-to-date budget due to works related to Maylands Lakes ($619K) and FOGO ($130K). • Project Services is $499K behind budget due to Private Works - Morley/Bath Intersection Upgrade ($466K) still being in progress and works continuing into the 26/27 financial year. • Property and Economic Development is $282K below budget for projects such as Business Awards, Business Initiative Funding, Town Centre Streetscape Banners and Advocacy Priorities. • Rangers and Security is $237K behind budget, mainly due to invoices related to the CCTV upgrade project still being processed. • Other projects such as Crossovers ($174K), Tree Planting Program ($118K), Contaminated Sites ($109K) and Waste Disposal Facility ($108K) are behind budget. • Some of the abovementioned projects will be considered as part of the carry forward review and variances will change following year-end accounting adjustments and accruals.	(42,166,047)	(38,338,348)	3,827,699
Utility charges • Actual expenditure may change following year-end accounting adjustments and accruals resulting in a minor positive variance.	(4,062,400)	(3,991,265)	71,135

Nature or Type	Amended Budget YTD $	Actual YTD $	Variance Positive/ (Negative) $
Depreciation • Depreciation is slightly above budget, however, as this is non-cash, the impact is negligible. The total depreciation cost is subject to change following year-end accounting adjustments and asset capitalisation.	(13,310,371)	(13,611,278)	(300,908)
Insurance • Insurance expenses are slightly below budget with actuals subject to premium adjustments.	(1,274,676)	(1,126,934)	147,742
Other expenditure • Relates to an outstanding wage allocation which will be cleared out once the last pay period for 2025/26 has been processed.	(361,645)	(87,936)	273,709
Finance costs • Immaterial variance.	(384,785)	(401,219)	(16,434)
Profit/(Loss) on asset disposal • Immaterial variance.	(107,174)	(108,607)	(1,433)
Total	**(109,645,973)**	**(105,126,459)**	**4,519,514**

Discontinued operations

Description	Amended Budget YTD $	Actual YTD $	Variance Positive/ (Negative) $
• The variation is due to net expenditure related to the aged accommodation being slightly less than anticipated.	(218,545)	(115,537)	103,008

Non-cash operating activities excluded from the budget

Description	Amended Budget YTD $	Actual YTD $	Variance Positive/ (Negative) $
Non-cash operating activities • Non-cash items such as depreciation and loss on sale as well as the non-current components of assets and liabilities are still subject to year-end adjustments.	13,037,051	13,517,999	320,266

Investing activities

Description	Amended Budget YTD $	Actual YTD $	Variance Positive/ (Negative) $
Capital grants, subsidies and contributions Grant revenue is recognised as expenditure is incurred and performance obligations met. Revenue has been budgeted but not yet received/recognised for the following projects: • Low Cost Urban Road Safety projects • Riverside Gardens Urban Forest • Tranby House Reserve Foreshore • Riverside Gardens Playground Renewal • Maylands Lakes The abovementioned projects will be considered as part of the carry forward review and variances will change following year-end accounting adjustments and accruals.	11,236,032	4,248,990	(6,987,042)
Proceeds from disposal of assets • Minor variance that is expected to change following year end accounting adjustments.	586,826	509,082	(77,744)
Payments for property, plant, and equipment • The variance is due to several projects being behind the year-to-date budget such as Frank Drago Reserve Redevelopment ($1.23M), Civic Centre Chiller Replacement ($503K), Morley Sport and Recreation Centre Sports Court Flooring Replacement ($499K), Civic Centre Aircon Renewal ($469K), Olive Tree house - Staff relocation ($208K), Maylands Brickwork Rectification ($196K), Bayswater Women's Hub Office ($150K) and Lightning Park - sewer connection ($140K). • The abovementioned projects will be considered as part of the carry forward review and variances will change following year-end accounting adjustments.	(12,149,886)	(6,982,295)	5,167,591

Description	Amended Budget YTD $	Actual YTD $	Variance Positive/ (Negative) $
Payments for construction of infrastructure • Projects such as Maylands Lakes Masterplan Implementation ($1.64M), Riverside Gardens Urban Forest ($1.19MK), Low Cost Urban Road projects ($864K), Riverside Gardens Playground Renewal ($720K), Arbor Park Irrigation System Renewal ($578K), Maylands Lakes Restoration ($546K), Tranby House Reserve Foreshore ($424K), Noranda Sporting Complex Irrigation ($403K) and Street Light Pole Upgrade ($324K) are currently behind year-to-date budget. • The abovementioned projects will be considered as part of the carry forward review and variances will change following year-end accounting adjustments.	(20,404,259)	(11,651,916)	8,752,343

Financing activities

Description	Amended Budget YTD $	Actual YTD $	Variance Positive/ (Negative) $
Transfer from reserves • Year-end reserve transfers remain outstanding and will be processed as part of the year-end close. Any reserve balances attributable to capital projects approved for carry forward will also be carried forward into the next financial year.	12,907,940	2,665,723	(10,242,217)
Repayment of borrowings • No variance.	(967,747)	(967,747)	0
Payment for principal portion of lease liability • Actual expenditure is higher than anticipated due to additional right of use assets required.	(118,343)	(173,123)	(54,780)
Transfer to reserves • Year-end reserve transfers are outstanding and due to be processed as part of year end.	(6,442,753)	(5,481,219)	961,534

City of Bayswater
Statement of Financial Activity
for the period 1 July 2025 to 30 June 2026

	Budget	Amended Budget	YTD Amended Budget	YTD Actual	Variance	Variance
	$	$	$	$	$	%
Operating activities						
Revenue from operating activities						
General Rates	54,731,628	54,664,354	54,664,354	54,587,330	(77,024)	(0%)
Rates excluding general rates	8,531,382	8,486,040	8,486,040	8,486,040	(0)	(0%)
Grants, subsidies and contributions	3,915,142	4,190,367	4,190,367	3,796,181	(394,187)	(9%)
Fees and charges	28,242,380	28,422,936	28,422,936	29,264,455	841,520	3%
Interest revenue	5,685,017	5,706,423	5,706,423	5,626,240	(80,183)	(1%)
Other revenue	1,070,484	1,169,472	1,169,472	1,530,651	361,180	31%
	102,176,032	102,639,591	102,639,591	103,290,897	651,306	1%
Expenditure from operating activities						
Employee costs	(47,733,544)	(47,978,876)	(47,978,876)	(47,460,872)	518,004	(1%)
Materials and contracts	(37,842,949)	(42,166,047)	(42,166,047)	(38,338,348)	3,827,699	(9%)
Utility charges	(4,062,400)	(4,062,400)	(4,062,400)	(3,991,265)	71,135	(2%)
Depreciation	(13,310,371)	(13,310,371)	(13,310,371)	(13,611,278)	(300,908)	2%
Insurance	(1,274,676)	(1,274,676)	(1,274,676)	(1,126,934)	147,742	(12%)
Other expenditure	(366,775)	(361,645)	(361,645)	(87,936)	273,709	(76%)
Finance costs	(384,785)	(384,785)	(384,785)	(401,219)	(16,434)	4%
Profit/(Loss) on asset disposal	(107,174)	(107,174)	(107,174)	(108,607)	(1,433)	1%
	(105,082,673)	(109,645,973)	(109,645,973)	(105,126,459)	4,519,514	(4%)
Discontinued operations	(227,075)	(218,545)	(218,545)	(115,537)	103,008	(47%)
Non-cash amounts excluded from operating activities	13,037,051	13,037,051	13,037,051	13,517,999	320,266	4%
Amount attributable to operating activities	9,903,336	5,812,125	5,812,125	11,566,901	5,594,094	99%
Investing activities						
Inflows from investing activities						
Capital grants, subsidies and contributions	10,948,314	11,236,032	11,236,032	4,248,990	(6,987,042)	(62%)
Proceeds from disposal of assets	586,826	586,826	586,826	509,082	(77,744)	(13%)
	11,535,140	11,822,858	11,822,858	4,758,071	(7,064,787)	(60%)
Outflows from investing activities						
Payments for property, plant and equipment	(14,910,904)	(12,149,886)	(12,149,886)	(6,982,295)	5,167,591	(43%)
Payments for construction of infrastructure	(16,929,752)	(20,404,259)	(20,404,259)	(11,651,916)	8,752,343	(43%)
	(31,840,656)	(32,554,145)	(32,554,145)	(18,634,211)	13,919,934	(43%)
Amount attributable to investing activities	(20,305,516)	(20,731,287)	(20,731,287)	(13,876,139)	6,855,148	(33%)
Financing activities						
Inflows from financing activities						
Transfer from reserves	14,450,385	12,907,940	12,907,940	2,665,723	(10,242,217)	(79%)
	14,450,385	12,907,940	12,907,940	2,665,723	(10,242,217)	(79%)
Outflows from financing activities						
Repayment of borrowings	(967,747)	(967,747)	(967,747)	(967,747)	0	(0%)
Payment for principal portion of lease liability	(118,343)	(118,343)	(118,343)	(173,123)	(54,780)	46%
Transfer to reserves	(3,859,714)	(6,442,753)	(6,442,753)	(5,481,219)	961,534	(15%)
	(4,945,804)	(7,528,843)	(7,528,843)	(6,622,089)	906,754	(12%)
Amount attributable to financing activities	9,504,581	5,379,097	5,379,097	(3,956,366)	(9,335,463)	(174%)
Movement in surplus or (deficit)						
Surplus or (deficit) at the start of the financial year	897,600	9,540,066	9,540,066	9,540,066	0	0%
Amount attributable to operating activities	9,903,336	5,812,125	5,812,125	11,566,901	5,594,094	99%
Amount attributable to investing activities	(20,305,516)	(20,731,287)	(20,731,287)	(13,876,139)	6,855,148	(33%)
Amount attributable to financing activities	9,504,581	5,379,097	5,379,097	(3,956,366)	(9,335,463)	(174%)
Surplus or (deficit) after imposition of general rates	0	0	0	3,274,461	3,113,779	No Budget

City of Bayswater
Statement of Financial Position
For the period ended 30 June 2026

	Opening Balance	Closing Balance
	$	$
Current assets		
Cash and cash equivalents	89,781,189	93,077,653
Trade and other receivables	8,814,193	7,707,080
Inventories	3,161,278	3,115,852
Prepayments	501,568	841,020
Total Current assets	102,258,227	104,741,605
Non-current assets		
Trade and other receivables (NCA)	1,067,117	1,076,138
Other financial assets	2,942,033	3,289,558
Property, plant and equipment	562,763,256	563,177,357
Infrastructure	232,235,637	236,396,676
Intangible assets	0	0
Investment Property	10,596,300	10,596,300
Right of use assets	545,050	325,257
Controlled & associated entities & joint venture interests	42,937,962	43,126,858
Total Non-current assets	853,087,354	857,988,143
Total Assets	955,345,582	962,729,748
Current liabilities		
Trade and other payables	12,892,757	12,353,641
Other financial liabilities at amortised costs	967,747	1,006,544
Lease liabilities	215,159	196,921
Provisions	7,239,684	8,086,729
Grant Liabilities	1,189,945	4,093,292
Contract Liabilities	705,848	851,455
Clearing accounts	0	2,661,273
Total Current liabilities	23,211,139	29,249,855
Non-current liabilities		
Other financial liabilities at amortised cost	7,523,609	6,517,065
Lease liabilities	3,401,120	3,169,684
Provisions	343,677	440,320
Total Non-current liabilities	11,268,405	10,127,069
Total Liabilities	34,479,545	39,376,924
Net Assets	920,866,037	923,352,824
Equity		
Retained surplus	240,577,212	240,248,503
Reserves - cash backed	69,610,151	72,425,647
Revaluation surplus	610,678,674	610,678,674
Total Equity	920,866,037	923,352,824

City of Bayswater
Net Current Assets
as at 30 June 2026

Municipal and Aged Persons Homes	Opening Balance	Closing Balance
	$	$
Current assets		
Cash and cash equivalents	89,781,189	93,077,653
Trade and other receivables	8,814,193	7,707,080
Inventories	3,161,278	3,115,852
Prepayments	501,568	841,020
Total	102,258,227	104,741,605
Current liabilities		
Trade and other payables	(12,892,757)	(12,353,641)
Other financial liabilities at amortised costs	(967,747)	(1,006,544)
Lease liabilities	(215,159)	(196,921)
Provisions	(7,239,684)	(8,086,729)
Grant Liabilities	(1,189,945)	(4,093,292)
Contract Liabilities	(705,848)	(851,455)
Clearing accounts	0	(2,661,273)
Total	(23,211,139)	(29,249,855)
Net current assets	79,047,088	75,491,750
Restricted - Reserves	(69,610,151)	(72,425,647)
Cash backed employee provisions	1,812,249	1,898,480
Restricted - Aged Persons Homes	(2,859,058)	(2,860,618)
Current Portion of Lease Liabilities	182,190	163,952
Current Portion of borrowings	967,747	1,006,544
	9,540,066	3,274,461

City of Bayswater
Cash Backed Reserves
for the period 1 July 2025 to 30 June 2026

	Budget Amended				Actual			
	Opening Balance	Transfer to	Transfer (from)	Closing Balance	Opening Balance	Transfer to	Transfer (from)	Closing Balance
	$	$	$	$	$	$	$	$
Bayswater Bowling Club Capital Improvements Reserve	11,889	680	0	12,569	11,889	583	0	12,471
Bayswater City Soccer Club Rooms Redevelopment Reserve	38,769	2,146	0	40,915	38,769	2,588	0	41,357
Bayswater Tennis Club Reserve	131,723	7,534	0	139,257	131,723	6,454	0	138,177
Buildings and Facilities Reserve	9,072,730	413,539	(1,885,742)	7,600,527	9,072,730	451,888	(40,467)	9,484,151
Cash in Lieu - Car Park	0	622,000	0	622,000	0	627,184	0	627,184
Cash in Lieu - Public Art	0	564,000	0	564,000	0	598,841	0	598,841
Cash in Lieu - Public Open Space	1,104,891	63,210	0	1,168,101	1,104,891	54,135	0	1,159,027
Climate Action Reserve	3,301,467	310,286	(89,804)	3,521,949	3,301,467	283,327	(59,659)	3,525,136
Fleet and Plant Renewal/Upgrade Reserve	3,838,523	194,340	(461,000)	3,571,863	3,838,523	176,245	(461,000)	3,553,768
FOGO Reserve	2,945,622	145,933	(400,000)	2,691,555	2,945,622	142,014	(110,819)	2,976,817
General Waste Management Reserve	8,438,287	474,869	(525,831)	8,387,325	8,438,287	405,534	(2,432)	8,841,389
Information and Communication Technology (ICT) Reserve	5,462,656	242,314	(1,257,693)	4,447,277	5,462,656	244,024	(1,222,897)	4,483,783
Long Service Leave and Entitlements Reserve	1,812,249	103,663	0	1,915,912	1,812,249	86,231	0	1,898,480
Major Capital Works Reserve	18,826,892	1,199,821	(5,314,775)	14,711,938	18,826,893	1,422,304	(166,848)	20,082,349
Morley Library Seed Reserve	1,050,903	60,116	0	1,111,019	1,050,903	51,490	0	1,102,393
Noranda Netball Courts Reserve	79,884	4,569	0	84,453	79,884	3,914	0	83,798
Rates Smoothing Reserve	669,138	1,241,257	(695,000)	1,215,395	669,138	298,294	(29,016)	938,416
Recreation Renewal/Upgrade Reserve	5,049,057	365,237	(1,001,413)	4,412,881	5,049,057	248,975	(6,548)	5,291,483
Strategic Property Reserve	979,599	52,283	(91,000)	940,882	979,599	47,997	0	1,027,596
Transport Renewal/Upgrade Reserve	6,795,873	374,956	(1,185,682)	5,985,147	6,795,872	329,199	(566,038)	6,559,033
Total	69,610,153	6,442,753	(12,907,940)	63,144,966	69,610,151	5,481,219	(2,665,723)	72,425,647

City of Bayswater
Capital Acquisitions & Non-Operating Grants
for the period 1 July 2025 to 30 June 2026

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		$	$	$	$	$	$
Capital grants, subsidies and contributions - summary							
1622	Buildings	(2,400,018)	(1,248,498)	(1,248,498)	(916,095)	0	(332,403)
1702	Roads	(4,338,693)	(4,708,016)	(4,708,016)	(1,782,473)	0	(2,925,543)
1712	Footpath	(11,000)	(96,049)	(96,049)	(79,442)	0	(16,607)
1732	Park development	(4,176,463)	(5,139,729)	(5,139,729)	(1,470,979)	0	(3,668,750)
1742	Other infrastructure	(22,140)	(43,740)	(43,740)	0	0	(43,740)
		(10,948,314)	(11,236,032)	(11,236,032)	(4,248,990)	0	(6,987,042)
Capital acquisitions - summary							
Purchase of property, plant and equipment							
1622	Buildings	11,017,609	7,493,529	7,493,529	2,852,924	1,855,870	2,784,735
1632	Furniture and equipment	1,797,463	2,555,773	2,555,773	2,041,866	275,315	238,591
1652	Plant and equipment	2,095,832	2,100,584	2,100,584	2,087,504	88,260	(75,180)
		14,910,904	12,149,886	12,149,886	6,982,295	2,219,445	2,948,146
Purchase and construction of infrastructure assets							
1702	Roads	5,874,787	6,876,001	6,876,001	5,522,502	304,683	1,048,816
1712	Footpath	982,910	1,168,344	1,168,344	1,024,689	41,091	102,563
1722	Drainage	67,780	199,169	199,169	82,521	64,105	52,543
1732	Park development	9,954,682	11,754,413	11,754,413	5,004,768	962,312	5,787,333
1742	Other infrastructure	49,593	406,332	406,332	17,434	0	388,898
		16,929,752	20,404,259	20,404,259	11,651,916	1,372,192	7,380,152
Total by Work in Progress Natural Account		**31,840,656**	**32,554,145**	**32,554,145**	**18,634,211**	**3,591,637**	**10,328,297**

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		$	$	$	$	$	$
Buildings							
Building							
81376	Rangers Mobile Office	0	60,000	60,000	0	0	60,000
		0	60,000	60,000	0	0	60,000
Building major capital works							
80810	Depot Store Room Upgrades	0	20,957	20,957	0	0	20,957
80837	Paddy Walker Depot - improvements	0	153,127	153,127	45,614	33,714	73,799
80840	Upper Hillcrest Reserve - transportable changeroom	0	0	0	9,277	0	(9,277)
80990	Pat O'Hara Rugby Club - roof renewal	0	0	0	135	0	(135)
81064	Lightning Park - facility upgrades	0	0	0	686	0	(686)
81065	Morley Noranda Recreation Club - facility upgrades	750,000	778,480	778,480	896,913	0	(118,433)
81201	Pat O'Hara Rugby Club	0	24,499	24,499	0	14,990	9,509
81250	Morley Sport and Rec Renewal - Aircon	50,000	130,454	130,454	156,443	0	(25,989)
81265	Various Items Replacement	0	33,715	33,715	34,926	0	(1,211)
81337	Maylands Brickworks Reserve Renewal - Structure	227,500	0	0	0	0	0
81341	Noranda Soccer Changroom Upgrade	143,150	180,000	180,000	91,345	38,111	50,544
81384	Civic Centre Chiller replacement stage 2A	450,000	584,994	584,994	82,026	427,097	75,871
81389	De Lacy Reserve Clubrooms - Maylands Cricket club- Hot wate	20,000	20,000	20,000	15,146	0	4,854
81393	Lightning Park - sewer connection	140,000	140,000	140,000	0	0	140,000
81400	Morley Sport and Rec Court 3 flooring replacement	500,000	500,000	500,000	1,384	416,720	81,895
81403	Pat O'Hara Reserve - Rugby Clubrooms and Changerooms - Upgra	1,500,000	83,441	83,441	0	0	83,441
81533	Crimea Park Cricket Clubroom - Kitchen Upgrade - Comm Grant	12,263	12,263	12,263	12,952	0	(689)
81534	Lower Hillcrest Res - RAL Pavilion & Clubrooms (Cricket Club	14,296	14,296	14,296	15,048	0	(752)
81535	Maylands Sport Rec Club - Function bar upgrade - Comm Grant	72,113	72,113	72,113	78,328	0	(6,215)
81536	MSRC - Court 5 Audio system - Comm Grant	22,105	22,105	22,105	26,871	0	(4,766)
81537	Senses/WA Ballet Building - Wooden decking upgrade - Comm G	18,182	18,182	18,182	0	0	18,182
81544	Maylands Yacht Club - Ceiling replacement	0	51,000	51,000	109,693	0	(58,693)
81545	Maylands Sport and Rec – Heating upgrade to main hall	0	71,000	71,000	0	0	71,000
81546	Sue Belcher Sports Pavilion – Switchboard upgrade	0	19,000	19,000	0	0	19,000
81554	Crimea park clubrooms - Renew roller door	0	0	0	214	0	(214)
		3,919,609	2,929,626	2,929,626	1,577,001	930,632	421,993

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		$	$	$	$	$	$
Building minor capital works							
80974	Waste Transfer Facility - fire suppression system	0	38,831	38,831	40,236	0	(1,405)
80992	Waste Transfer Station - upgrade office, showers & toilets	0	0	0	9,218	0	(9,218)
81185	Maylands Golf Course - renew depot	0	0	0	(18)	0	18
81240	Houghton Reserve Pavillion - Upgrade disability access ent	0	9,100	9,100	11,069	0	(1,969)
81242	Lightning Park Pavilion Renewal - Fire detection system	0	9,100	9,100	9,742	0	(642)
81257	Paddy Walker Works Depot - Mechanical Work Shop renew floor	0	0	0	9,234	0	(9,234)
81264	Various Hot Water Systems Replacement	0	13,006	13,006	13,323	0	(317)
81368	MSRC Renewal - Backboard Replacement	0	13,942	13,942	13,942	0	0
81371	Bedford Filipino Club Renewal – Aircon	20,000	20,000	20,000	19,806	0	194
81373	Embleton Golf Course Renewal - Power Pole	0	48,600	48,600	0	30,205	18,395
81385	Civic Centre Refurbishing	100,000	100,000	100,000	0	0	100,000
81386	Civic Centre Secuirty & access control upgrade	120,000	120,000	120,000	722	91,794	27,484
81390	Ellis House - Retaining Wall	50,000	30,000	30,000	28,581	0	1,419
81391	Emergency building Item Replacement	100,000	100,000	100,000	52,348	8,460	39,192
81392	Houghton Park Clubroom - Hot water System Replacement 1	20,000	20,000	20,000	8,066	0	11,935
81394	Lower Hillcrest - RAL Massie Pavilion - Cool Room Replacem	30,000	26,000	26,000	26,512	0	(512)
81395	Lower Hillcrest Replacement Posts	40,000	28,000	28,000	26,697	0	1,303
81396	Maylands Peninsula Golf Course - Curators shed - Security Sy	10,000	10,000	10,000	9,326	0	674
81397	Maylands Sport & Recreation Powerboard upgrade	50,000	50,000	50,000	37,829	0	12,171
81398	Morley Sport and Rec - Re-roof stage 4 and 5 - stage 2	250,000	250,000	250,000	133,880	9,946	106,174
81399	Morley Sport and Rec -replace group fitness ceiling	45,000	45,000	45,000	45,407	0	(407)
81402	Paddy Walker Works Depot - Line marking and wall painting o	20,000	20,000	20,000	0	0	20,000
81405	Riverslea Lodge Aged Care Facilities - annual allocation	20,000	20,000	20,000	0	0	20,000
81406	SES Headquarters - Roof Painting	25,000	25,000	25,000	24,166	0	834
81409	Various New Roof Safety Systems	40,000	29,000	29,000	28,627	0	373
81517	Morley Sport and Rec - Unplanned capital replacement	40,000	41,300	41,300	34,141	29,005	(21,847)
81518	Morley Sport and Rec - Court 1 grandstand rectification - s	120,000	100,167	100,167	0	0	100,167
81519	Morley Sport and Rec -replace backboards and mounting syste	150,000	80,000	80,000	128,283	0	(48,283)
81531	Security Improvements	0	5,557	5,557	6,193	0	(636)
		1,250,000	1,252,603	1,252,603	717,330	169,410	365,863

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		$	$	$	$	$	$
Aquatic facilities							
81234	Bayswater Waves Renewal - Roof	0	0	0	7,001	0	(7,001)
81379	Bayswater Waves - Health club replace aged marine carpet ki	10,000	10,000	10,000	10,285	0	(285)
81380	Bayswater Waves - Upgrade Hydrotherapy air handling - stage	80,000	80,000	80,000	50,272	4,000	25,728
81381	Bayswater Waves -Large equipment storage shed	75,000	75,000	75,000	1,672	44,558	28,770
81382	Bayswater Waves Gym Air Handling Unit Replacement	30,000	30,000	30,000	24,523	0	5,477
81513	Bayswater Waves - Variable Speed Dr on pumps Replacement	20,000	35,000	35,000	27,067	0	7,933
81514	Bayswater Waves - Security lockers for the gym	10,000	8,469	8,469	8,469	0	(0)
81515	Bayswater Waves Upgrade Hydrotherapy gate to auto-close gate	15,000	15,000	15,000	8,380	0	6,620
		240,000	253,469	253,469	137,669	48,558	67,242
Aged care facilities							
81378	Aged Persons Homes - Mertome Gardens	25,000	2,000	2,000	0	0	2,000
		25,000	2,000	2,000	0	0	2,000
Community capital requests							
81383	Bedford Junior Cricket Club AC replacements	10,000	10,000	10,000	10,772	0	(772)
81401	Noranda Sporting Complex - Roofing renewal	150,000	110,000	110,000	99,601	0	10,399
		160,000	120,000	120,000	110,373	0	9,627
Park development construction							
81532	FrankDrago Resreve Redevelopment (excl changerooms)	5,000,000	1,278,138	1,278,138	47,929	135,020	1,095,189
		5,000,000	1,278,138	1,278,138	47,929	135,020	1,095,189
Other infrastructure renewal							
81220	Maylands Brickwork Rectification	200,000	200,000	200,000	3,687	0	196,313
		200,000	200,000	200,000	3,687	0	196,313
Administration Buildings							
81236	Civic Centre Renewal - Aircon	0	566,933	566,933	97,568	479,404	(10,039)
		0	566,933	566,933	97,568	479,404	(10,039)
Halls & Community Centres							
81253	Olive Tree house - Staff relocation	0	213,500	213,500	5,462	0	208,038
		0	213,500	213,500	5,462	0	208,038

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		$	$	$	$	$	$
Water Facilities							
80688	Bayswater Waves - Aircon replacement	20,000	20,000	20,000	20,875	0	(875)
		20,000	20,000	20,000	20,875	0	(875)
Sport & Recreation Facilities							
81407	The RISE - Lighting Upgrade (Stage 2)	30,000	30,000	30,000	26,894	0	3,106
81408	The RISE - sports courts ducting for AC	100,000	100,000	100,000	914	92,846	6,240
81516	The RISE Replace court backboards	20,000	26,500	26,500	24,091	0	2,409
		150,000	156,500	156,500	51,898	92,846	11,756
Heritage Buildings							
81404	Peninsula Hotel (Dome) Balcony repairs	30,000	30,000	30,000	0	0	30,000
		30,000	30,000	30,000	0	0	30,000
Libraries							
80683	Bayswater Library - Aircon Replacement	15,000	8,000	8,000	7,265	0	735
		15,000	8,000	8,000	7,265	0	735
Other Buildings							
80641	Dog Pound - Airconditioning replacement	8,000	4,000	4,000	3,395	0	605
81540	Bayswater Women's Hub Office	0	150,000	150,000	0	0	150,000
81541	Roxy Lane Theatre Box Office & Auditorium Upgrades	0	130,000	130,000	0	0	130,000
81543	Ellis House - New Art Studio	0	40,000	40,000	6,564	0	33,436
		8,000	324,000	324,000	9,959	0	314,041
Sustainable Environment							
81183	Emission Reduction and Renewable Energy Delivery	0	78,760	78,760	65,909	0	12,851
		0	78,760	78,760	65,909	0	12,851
Total Buildings		11,017,609	7,493,529	7,493,529	2,852,924	1,855,870	2,784,735
Furniture and equipment							
Furniture and equipment							
81276	Environmental Health - Equipment Upgrade	0	10,030	10,030	0	0	10,030
81497	Library IT Equipment Renewal	30,000	30,000	30,000	29,709	0	291
		30,000	40,030	40,030	29,709	0	10,321

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		$	$	$	$	$	$
IT capital							
81111	Information Services - Network Infra Replacement Program	0	524,177	524,177	563,107	78,970	(117,900)
81512	Sport and Recreation IT Equipment Renewal (Wellington Room W	10,250	10,250	10,250	10,250	0	0
81523	Audio Visual Equipment Renewal	102,500	102,500	102,500	20,959	67,612	13,929
81525	Network Infrastructure Server Renewal-1	50,738	50,738	50,738	32,571	0	18,167
81526	Network Infrastructure Server Renewal-2	16,913	16,913	16,913	0	0	16,913
81527	Network Infrastructure Storage Device Renewal	135,300	135,300	135,300	0	0	135,300
81528	Network Infrastructure Switch Renewal	162,360	162,360	162,360	53,760	73,880	34,720
81529	Network Infrastructure UPS Renewal	38,335	38,335	38,335	0	3,218	35,117
		516,396	1,040,573	1,040,573	680,648	223,680	136,246
IT renewal							
81354	Information Services - Council chambers system Replacement	0	47,187	47,187	8,700	0	38,487
81355	Information Services - End User Devices Replacement Program	845,250	950,419	950,419	921,762	0	28,657
81524	End User Devices - Workstation Buffer stock	78,780	78,780	78,780	78,746	0	34
		924,030	1,076,386	1,076,386	1,009,209	0	67,177
CCTV Renewal							
81520	CCTV (Body Cameras) Renewal	29,377	29,377	29,377	16,983	0	12,394
81521	CCTV (Fixed Cameras) Renewal	235,750	235,750	235,750	194,854	40,896	(0)
81522	CCTV (Vehicle Cameras) Renewal	61,910	61,910	61,910	51,170	10,740	0
		327,037	327,037	327,037	263,007	51,636	12,394
Plant and equipment							
80996	Bayswater Waves - Health Club - Strength Equipment renewal	0	21,035	21,035	21,035	0	(0)
		0	21,035	21,035	21,035	0	(0)
Other infrastructure construction							
81219	MSRC-Technology Infrastructure	0	22,591	22,591	1,300	0	21,291
		0	22,591	22,591	1,300	0	21,291
Water Facilities							
81114	Bayswater Waves - unplanned capital	0	28,121	28,121	36,959	0	(8,838)
		0	28,121	28,121	36,959	0	(8,838)
Total Furniture and equipment		1,797,463	2,555,773	2,555,773	2,041,866	275,315	238,591

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		$	$	$	$	$	$
Plant and equipment							
Building minor capital works							
81108	Install and commission above ground fuel system	0	4,752	4,752	0	0	4,752
		0	4,752	4,752	0	0	4,752
Plant and equipment							
81110	Plant and Equipment replacement program	2,095,832	2,095,832	2,095,832	2,087,504	88,260	(79,932)
		2,095,832	2,095,832	2,095,832	2,087,504	88,260	(79,932)
Total Plant and equipment		2,095,832	2,100,584	2,100,584	2,087,504	88,260	(75,180)
Roads							
Parking Serivces							
81320	Upgrade ACROD parking	0	8,154	8,154	0	0	8,154
81361	45 Ninth Ave Maylands-Carpark	0	144,070	144,070	158,430	0	(14,360)
		0	152,224	152,224	158,430	0	(6,206)
Building minor capital works							
81191	Pat O'Hara Reserve - Morley Sport and Recreation Centre rede	0	111,013	111,013	106,060	300	4,652
		0	111,013	111,013	106,060	300	4,652
Road construction							
80426	Design of slip lane at 60 Russell Street corner Walter Road	0	0	0	314	0	(314)
81063	Low Cost Urban Safety Program	0	0	0	1,374	0	(1,374)
81081	Low Cost Urban Safety Design & Construction-Weld Square	0	0	0	1,103	0	(1,103)
81083	Low Cost Urban Safety Design & Construction-Shearn Park	0	0	0	93,816	0	(93,816)
81090	Low Cost Urban Safety Design & Construction-RA Cook Park	0	0	0	2,423	0	(2,423)
81336	LCURS - Road Safety Treatments	2,050,000	2,525,618	2,525,618	1,661,420	46,184	818,013
		2,050,000	2,525,618	2,525,618	1,760,450	46,184	718,983
Road renewal							
81293	Resurface Intersection- Russell Street to Bishop Street	0	2,235	2,235	6,436	0	(4,201)
81538	Walter Rd West Slow Lanes Repair	0	57,330	57,330	63,646	0	(6,316)
81539	Crimea Str Slow Lanes Repair	0	63,632	63,632	71,040	0	(7,408)
		0	123,197	123,197	141,122	0	(17,925)

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		$	$	$	$	$	$
Roads to recovery							
81314	Road Resurface Reman Rd from Langley Rd to Cul-De-Sac (R2R)	0	264	264	291	0	(27)
81429	Resurface Caledonian Av From Swan View Terraceto Guildford	335,300	335,300	335,300	343,768	24,575	(33,043)
81436	Resurface Margaret St From Hubert Rdto Caledonian Av (R2R)	61,700	57,568	57,568	59,606	0	(2,038)
81439	Resurface Puntie Cr From East Stto Cul-De-Sac (R2R)	71,500	54,680	54,680	55,844	0	(1,164)
81440	Resurface Queen St from McGann St to Kelvin St (R2R)	144,500	144,500	144,500	130,069	0	14,431
81441	Resurface Queen St from McGann St to Norco Way (R2R)	75,000	75,000	75,000	96,786	0	(21,786)
81443	Resurface Sherwood St From Caledonian Avto Darby St (R2R)	117,500	117,500	117,500	100,347	0	17,153
		805,500	784,812	784,812	786,712	24,575	(26,475)
Black spot state							
81279	Intersection upgrade Benara Road / Emberson Road	0	13,659	13,659	11,300	0	2,359
		0	13,659	13,659	11,300	0	2,359
Base road grant							
81300	Road Resurface Bromley St from Burnett St to Rothbury Rd	0	26,094	26,094	28,695	0	(2,601)
81301	Road Resurface Burnett St from Mcgregor St to Mallion St	0	32,105	32,105	35,304	0	(3,199)
81305	Road Resurface Feredy St from Bromley St to Burnett St	0	9,764	9,764	10,737	0	(973)
81306	Road Resurface Gilders Pl from Union St to Cul-De-Sac	0	15,349	15,349	0	0	15,349
81308	Road Resurface Hudson St from Langley Rd to Rothbury Rd	0	19,998	19,998	21,991	0	(1,993)
81309	Road Resurface Mcgregor St from Broun Ave to Burnett St	0	31,249	31,249	34,363	0	(3,114)
81312	Road Resurface Paine Rd from HSE 21 To Alfreda Ave	0	7,261	7,261	0	0	7,261
81317	Road Resurface Ward Pl from Feredy St to Cul-De-Sac	0	5,023	5,023	5,523	0	(500)
81413	Intersection Upgrade Benara Rd / Crimea St - stage 1 design	41,000	242,234	242,234	7,918	20,682	213,634
81428	Resurface Broun Av southbound from Russell St to Collier Rd	280,900	280,900	280,900	327,354	0	(46,454)
81430	Resurface Crimea St from Morley Dr to Walter Rd	690,030	690,030	690,030	569,026	0	121,004
81431	Resurface Duffy St From Clune Stto Jackson St	80,000	88,052	88,052	92,030	0	(3,978)
81432	Resurface Embleton Kindergarten & Infant Health Centre Carpa	22,000	19,369	19,369	22,760	0	(3,391)
81433	Resurface Hubert Rd From Joseph Stto Richard St	98,700	78,959	78,959	80,911	0	(1,952)
81434	Resurface Intersection- Broun Av to Coode St	305,000	305,000	305,000	321,188	0	(16,188)
81435	Resurface Joseph St From Caledonian Avto Peninsula Rd	111,200	119,269	119,269	124,489	0	(5,220)
81437	Resurface Mephan St From Caledonian Avto Darby St	101,800	101,800	101,800	87,088	0	14,712
81438	Resurface Mt Prospect Cr From Caledonian Avto Kathleen Av	101,200	111,753	111,753	116,823	0	(5,070)
81442	Resurface Richard St From Peninsula Rdto Swan View Terrace	98,500	92,523	92,523	95,839	0	(3,316)

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		$	$	$	$	$	$
81444	Resurface Susan St From Hubert Rdto Kelvin St	70,800	74,162	74,162	77,309	0	(3,147)
81445	Resurface Travancore Av From Eighth Avto Puntie Crescent	19,957	14,591	14,591	14,849	0	(258)
81446	Road resurface Crimea St from Halverson to Morley Dr	303,700	303,700	303,700	207,291	0	96,409
81447	Roberts St traffic treatments stage 1	140,000	140,000	140,000	27,211	121,187	(8,398)
81448	Traffic Management Devices (excl for accessibility improveme	40,000	40,000	40,000	37,586	0	2,414
81530	Traylen St Traffic treatments	78,000	78,000	78,000	0	76,082	1,918
81542	Resurface - Crimea St - Malaga Dr RAB	0	201,936	201,936	208,568	0	(6,632)
		2,582,787	3,129,121	3,129,121	2,554,854	217,952	356,316
Metropolitan Regional Road Group Projects							
81295	Road Rehabilitation Crimea Street (MRRG)	0	20,000	20,000	0	15,671	4,329
		0	20,000	20,000	0	15,671	4,329
Park development construction							
81388	Guildford Pedestrian Crossing (Safe Routes to School Plan) S	300,000	16,357	16,357	0	0	16,357
		300,000	16,357	16,357	0	0	16,357
Sporting Reserves							
81281	Morley Sport and Recreation carpark (Pat O'Hara) Stage 2	0	0	0	3,574	0	(3,574)
		0	0	0	3,574	0	(3,574)
Recreation Reserves							
81322	Waterland Carpark Expansion	136,500	0	0	0	0	0
		136,500	0	0	0	0	0
Total Roads		5,874,787	6,876,001	6,876,001	5,522,502	304,683	1,048,816
Footpath							
Other road construction							
80911	Drake Street - Broun Avenue/Rothbury Road - new pathway	0	34,731	34,731	0	0	34,731
		0	34,731	34,731	0	0	34,731

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		$	$	$	$	$	$
Footpath construction							
81291	Pathway Expansion Program - Gilbert Street	0	114,722	114,722	0	0	114,722
81375	Strutt Reserve footpath installation	0	10,965	10,965	12,058	0	(1,093)
81412	Design New/Upgrade pathway (Cycling)-Walter Rd East from Bee	22,000	91,000	91,000	103,812	3,741	(16,553)
81422	New pathway (Arterial)-Beaufort St from Drummond St to Birke	61,645	70,127	70,127	73,421	0	(3,294)
81423	Pathway Mickleham Rd from Hampton Sq W to Harvest Rd	78,709	78,709	78,709	0	0	78,709
81424	New pathway (Local Access)-Wholley St from Traylen Rd to Dar	55,556	3,029	3,029	0	0	3,029
81425	Pathway Expansion	690,000	690,000	690,000	744,982	32,860	(87,842)
81426	Pathway Renewal - Various Locations	50,000	50,061	50,061	52,053	0	(1,992)
81427	Pathways accessibility upgrades - Various Locations	25,000	25,000	25,000	37,074	4,490	(16,564)
		982,910	1,133,613	1,133,613	1,023,399	41,091	69,123
Park development construction							
81104	New Path - Hester/Evans/Drake	0	0	0	1,290	0	(1,290)
		0	0	0	1,290	0	(1,290)
Total Footpath		982,910	1,168,344	1,168,344	1,024,689	41,091	102,563
Drainage							
Drainage construction							
80248	Urban water sensitive design	0	81,470	81,470	11,986	63,178	6,306
		0	81,470	81,470	11,986	63,178	6,306
Drainage renewal							
81280	Low Point New Drainage Program	0	49,919	49,919	34,942	0	14,977
		0	49,919	49,919	34,942	0	14,977
Sustainable environment							
81417	New Drainage at 14 Hill St, Bayswater	13,556	13,556	13,556	14,780	0	(1,224)
81418	New Drainage at 2-16 Viscount Rd, Morley	13,556	13,556	13,556	3,519	0	10,037
81419	New Drainage at 4a Jakobsons Way, Morley	13,556	13,556	13,556	0	0	13,556
81420	New Drainage at 5 Bagden Place, Morley	13,556	13,556	13,556	3,246	0	10,310
81421	New Drainage at 6 Jakobsons Way, Morley	13,556	13,556	13,556	14,047	928	(1,419)
		67,780	67,780	67,780	35,592	928	31,260
Total Drainage		67,780	199,169	199,169	82,521	64,105	52,543

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		$	$	$	$	$	$
Park development							
Footpath construction							
81498	Bayswater Bowling Club Synthetic Green Upgrade	471,586	162,026	162,026	156,452	0	5,574
		471,586	162,026	162,026	156,452	0	5,574
Park development construction							
80242	Riverbank restoration	0	165,985	165,985	47,361	34,623	84,001
81171	Program - Natural Environment Improvement - Foreshore River	0	0	0	5,192	0	(5,192)
81271	Public Bin Renewal Program	0	28,450	28,450	28,450	0	(0)
81323	Bore Pump Renewal Program	0	11,908	11,908	10,035	0	1,873
81324	Further Greening of Guildford Road	0	93,579	93,579	25,788	0	67,791
81325	Irrigation Renewal Program	0	35,846	35,846	39,324	0	(3,478)
81326	Irrigation Renewal Program - Design	0	95,000	95,000	120,660	0	(25,660)
81327	Irrigation Renewal Program - Water usage reduction strategy	0	237,500	237,500	260,875	0	(23,375)
81328	Median Island Tree Planting Program	0	164,110	164,110	99,380	0	64,730
81329	Park Furniture Renewal Program	0	19,826	19,826	10,949	8,798	80
81330	Passive Park Lights Renewal Program	0	34,390	34,390	32,906	0	1,484
81331	Removal of dilapidated jetty Lake Brearley, Maylands	0	9,500	9,500	0	0	9,500
81334	Crimea - Tennis/Skate/Baseball Floodlight System Renewal	0	144,917	144,917	0	95,323	49,594
81360	Mayland Lakes Tank Installation	0	0	0	1,704	0	(1,704)
81362	Wymond park outdoor exercise equipment	0	50,000	50,000	57,519	0	(7,519)
81410	Maylands Lakes Masterplan Implementation	2,400,000	2,400,000	2,400,000	755,186	68,782	1,576,032
81411	Public Bin Renewal Program	45,000	45,000	45,000	43,577	0	1,424
81449	Bayswater Waves entry statement landscaping	30,000	30,000	30,000	22,052	0	7,948
81450	Gordon Reserve Bore Pumps Renewal	13,000	13,000	13,000	0	11,058	1,942
81451	Gus Weimar Park Bore Pumps Renewal	11,700	11,700	11,700	11,596	0	104
81452	Hampton Square Reserve - Bulgarian Society Club Bore Pumps R	5,500	5,500	5,500	4,794	0	706
81453	Jakobsons Reserve Bore Pumps Renewal	15,600	15,600	15,600	15,267	0	333
81454	Logan Reserve Bore Pumps Renewal	11,500	11,500	11,500	11,569	0	(69)
81455	Noranda Infant Helath Centre - 2 Garson Court Bore Pumps Ren	15,600	15,600	15,600	15,100	0	500
81456	Noranda Community & Family Centre - 9 Garson Court Bore Pum	4,600	4,600	4,600	0	4,680	(80)
81457	Peters Place Bore Pumps Renewal	15,600	15,600	15,600	14,383	0	1,217
81458	Plowmans Park Bore Pumps Renewal	18,200	18,200	18,200	17,888	0	313
81459	Ranger and Security Office - 21 Raymond Av Bore Pumps Renewa	7,000	7,000	7,000	0	6,507	493

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		$	$	$	$	$	$
81460	Embleton Golf Course Bore Pumps Renewal	58,500	58,500	58,500	52,802	0	5,698
81461	Flora Reserve Bore Pumps Renewal	11,100	11,100	11,100	10,910	0	190
81462	Gibbney Reserve Bore Pumps Refurbishment	8,500	8,500	8,500	8,350	0	150
81463	Grand Promenade Reserve Bore Pumps Refurbishment	8,500	8,500	8,500	8,414	0	86
81464	Halliday Park Bore Pumps Refurbishment	6,500	6,500	6,500	6,420	0	80
81465	Lower Hillcrest Reserve Bore Pumps Refurbishment	8,500	8,500	8,500	8,403	0	97
81466	Houghton Park Bore Pumps Refurbishment	8,500	8,500	8,500	8,227	0	273
81467	Joan Rycroft Reserve Bore Pumps Refurbishment	6,500	6,500	6,500	7,117	0	(617)
81468	Pat O'Hara Reserve Bore Pumps Refurbishment	8,500	8,500	8,500	8,351	0	149
81469	R A Cook Reserve Bore Pumps Refurbishment	8,500	8,500	8,500	8,350	0	150
81470	Shearn Memorial Park Bore Pumps Refurbishment	5,200	5,200	5,200	6,823	0	(1,623)
81471	FJ Beales Park Bore Pumps Refurbishment	7,200	7,200	7,200	7,091	0	109
81472	Civic Centre Flag Pole	7,800	7,800	7,800	5,075	0	2,725
81473	Addlestone Reserve Irrigation Cabinet Renewal	10,500	10,500	10,500	0	0	10,500
81474	Lower Hillcrest Reserve Irrigation Cabinet Renewal	10,800	10,800	10,800	15,831	11,138	(16,169)
81475	Joan Rycroft Reserve Irrigation Cabinet Renewal	10,700	10,700	10,700	0	0	10,700
81476	King William Supply Bore Irrigation Cabinet Renewal	15,600	15,600	15,600	0	0	15,600
81477	Median - Crimea Benara Irrigation Cabinet Renewal	10,700	10,700	10,700	16,350	11,625	(17,275)
81478	Sherbrooke Reserve Irrigation Cabinet Renewal	10,400	10,400	10,400	28,932	0	(18,532)
81479	Verge - Catherine St - The Strand to Lawrence St Irrigation	10,400	10,400	10,400	21,444	0	(11,044)
81480	Verge - Paperbark Dr Irrigation Cabinet Renewal	10,500	10,500	10,500	0	0	10,500
81481	Bayswater Waves - Operations Irrigation Cabinet Renewal	10,500	10,500	10,500	0	0	10,500
81482	City Wide - Irrigation system design	102,500	102,500	102,500	0	0	102,500
81483	Addlestone Reserve Irrigation System Renewal	53,813	53,813	53,813	0	0	53,813
81484	Noranda Sporting Complex - Running Track - Soccer Irrigation	409,703	409,703	409,703	6,440	1,228	402,034
81485	Pat O'Hara Reserve / Morley Recreation Irrigation System Ren	367,463	20,441	20,441	6,440	1,228	12,772
81486	Arbor Park Irrigation System Renewal	584,363	584,363	584,363	6,440	1,228	576,694
81487	Puntie Crescent Reserve Irrigation System Renewal	20,756	20,756	20,756	0	0	20,756
81488	Bath St / Tranby Reserve Irrigation System Renewal	192,700	60,719	60,719	6,440	1,228	53,050
81489	Median Island Tree Planting Program	100,000	34,000	34,000	9,344	0	24,656
81490	Morley Community Centre Garden	37,000	37,000	37,000	0	0	37,000
81491	Overhead Power Pole renewal	52,000	52,000	52,000	64,842	0	(12,842)
81492	Park Furniture Renewal Program	50,000	50,000	50,000	31,959	9,738	8,304
81493	Park signage renewal	30,000	30,000	30,000	20,239	0	9,761
81494	Passive Park Lights - Renewal Program	25,625	25,625	25,625	7,315	4,589	13,721

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		$	$	$	$	$	$
81495	Passive Park Lights - Replacement Riverside Gardens - pole	91,840	91,840	91,840	26,873	44,549	20,418
81496	Strutt Reserve Irrigation Modification	15,000	15,000	15,000	0	0	15,000
81499	Jakobsons Reserve (North) Playground Renewal	70,000	70,000	70,000	62,430	0	7,570
81500	Maylands Tennis Court Redevelopment (CSRFF)	729,883	262,351	262,351	35,386	0	226,965
81501	Redcliff Bridge Bike Track surface repair	42,000	42,000	42,000	40,591	0	1,409
81502	Renewal of Crimea - Catch Net Fencing	30,000	30,000	30,000	0	29,804	196
81503	Renewal of Delacy Synthetic Cricket Match Wickets	8,000	8,000	8,000	3,629	0	4,371
81504	Renewal of Delacy Synthetic Cricket Practice Wickets	50,000	50,000	50,000	56,581	0	(6,581)
81505	Renewal of Deschamp Synthetic Cricket Practice Wickets	50,000	50,000	50,000	55,717	0	(5,717)
81506	Renewal of Emberson - LJ Run Up Courts	10,000	10,000	10,000	9,390	0	610
81507	Renewal of Gibbney Goals	20,000	20,000	20,000	23,043	0	(3,043)
81508	Renewal of Grand Prom Synthetic Cricket Practice Wickets	32,000	32,000	32,000	14,240	0	17,760
81509	Renewal of Noranda Sport Athletics Synthetic Cricket Match W	10,000	10,000	10,000	8,941	0	1,059
81510	Riverside Gardens Playground Renewal	400,000	740,000	740,000	19,641	0	720,359
81511	Swan Lake Reserve Playground Renewal	65,000	65,000	65,000	72,158	0	(7,158)
		6,496,846	6,915,322	6,915,322	2,468,522	346,125	4,100,675
Sustainable environment							
81061	Maylands Lakes bank renaturalisation & improve water quality	0	550,000	550,000	3,914	0	546,087
		0	550,000	550,000	3,914	0	546,087
Tree management							
81165	Riverside Gardens Urban Forest	0	0	0	34,420	0	(34,420)
81344	Riverside Gardens Urban Forest (Advocacy Project)	1,896,250	2,932,729	2,932,729	1,738,148	22,938	1,171,643
		1,896,250	2,932,729	2,932,729	1,772,569	22,938	1,137,222
Golf course development							
81168	Maylands Peninsula Golf Course Upgrade	0	50,251	50,251	50,800	0	(549)
		0	50,251	50,251	50,800	0	(549)
Playground							
81343	Riverside Gardens Playground Renewal	0	0	0	18,692	0	(18,692)
		0	0	0	18,692	0	(18,692)

		Adopted Budget	Amended Budget	YTD Budget	YTD Actual	Commitments	Funds Remaining
		$	$	$	$	$	$
Floodlights							
81231	Crimea Park floodlight renewal	90,000	90,000	90,000	413	89,641	(54)
		90,000	90,000	90,000	413	89,641	(54)
Other infrastructure construction							
81062	Tranby House Reserve Foreshore - rehab and revegetation	1,000,000	950,000	950,000	526,226	413,454	10,320
81177	City Wide - Sports Lighting Renewals	0	71,397	71,397	7,181	60,344	3,872
		1,000,000	1,021,397	1,021,397	533,407	473,798	14,192
Water Facilities							
81547	Maylands Waterland Shade Shelter Installation	0	15,000	15,000	0	16,256	(1,256)
		0	15,000	15,000	0	16,256	(1,256)
Recreation Reserves							
81181	City Wide - Sporting Reserve Fencing Replacements	0	17,688	17,688	0	13,554	4,134
		0	17,688	17,688	0	13,554	4,134
Total Park development		9,954,682	11,754,413	11,754,413	5,004,768	962,312	5,787,333
Other infrastructure							
Street lights							
81318	Street Lightpole Upgrade	0	302,357	302,357	(21,393)	0	323,750
		0	302,357	302,357	(21,393)	0	323,750
Other infrastructure construction							
81122	Bus Shelters - Upgrade program	0	32,256	32,256	13,320	0	18,936
81277	Bus Shelters - Expansion Program	0	11,082	11,082	0	0	11,082
81414	New Bus Shelter no 16211, Wolseley Rd	16,531	16,531	16,531	13,320	0	3,211
81415	New Bus Shelter no 16215, Wolseley Rd	16,531	16,531	16,531	5,109	0	11,422
81416	New Bus Shelter no 16494 Eighth Avenue	16,531	16,531	16,531	7,079	0	9,452
		49,593	92,931	92,931	38,827	0	54,104
Sustainable environment							
80935	Emission reduction and renewable energy implementation	0	11,044	11,044	0	0	11,044
		0	11,044	11,044	0	0	11,044
Total Other infrastructure		49,593	406,332	406,332	17,434	0	388,898
Total capital projects		**31,840,656**	**32,554,145**	**32,554,145**	**18,634,211**	**3,591,637**	**10,328,297**

10.2.2 List of Payments for the Month of June 2026

Responsible Branch:	Financial Services
Responsible Directorate:	Corporate Services
Authority/Discretion:	Legislative
Voting Requirement:	Simple Majority Required
Attachments:	1. Schedule of Accounts - Municipal Fund [**10.2.2.1** - 7 pages] 2. Schedule of Accounts - Trust Fund [**10.2.2.2** - 1 page] 3. Summary of Corporate Credit Card Expenses [**10.2.2.3** - 1 page] 4. Summary of Corporate Purchase Card Expenses [**10.2.2.4** - 3 pages] 5. Electronic Fund Transfers [**10.2.2.5** - 1 page]
Officer Declaration:	*The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.*

This item does not contain any information that is considered confidential in accordance with Section 5.23 of the Local Government Act 1995.

SUMMARY

This report presents the list of payments, comprising **Attachments 1, 2, 3, 4 and 5** made under delegated authority for the month of June 2026 in accordance with Regulation 13(1) of the *Local Government (Financial Management) Regulations 1996*.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

That Council receives the list of payments for the month of June 2026 made under delegated authority in accordance with Regulation 13(1) of the *Local Government (Financial Management) Regulations 1996* comprising:

1. **Schedule of Accounts – Municipal Fund (Attachment 1);**
2. **Schedule of Accounts – Trust Fund (Attachment 2);**
3. **Summary of Corporate Credit Card Expenses (Attachment 3);**
4. **Summary of Corporate Purchase Card Expenses (Attachment 4); and**
5. **Electronic Fund Transfers (Attachment 5).**

Cr Michelle Sutherland Moved, Cr Calla Loiacono Seconded

CARRIED UNANIMOUSLY BY EXCEPTION (EN-BLOC): 8/0

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, Cr Steven Ostaszewskyj, Cr Anthony Pittaway, Cr Michelle Sutherland, Cr Nat Latter, Cr Elli Petersen-Pik - Deputy Mayor and Cr Cale Black.***

Against: ***Nil.***

BACKGROUND

Council has delegated to the Chief Executive Officer the exercise of its power to make payments from the City's Municipal and Trust Funds in accordance with Regulation 13 of the *Local Government (Financial Management) Regulations 1996*.

A list of accounts paid is to be provided to Council where such delegation is made.

EXTERNAL CONSULTATION

Not applicable.

OFFICER'S COMMENTS

A list of payments is presented to Council each month for noting in accordance with the *Local Government (Financial Management) Regulations 1996*.

Payments drawn from the Municipal Account for the month of June 2026 are included in **Attachment 1**.

Payments drawn from the Trust Fund for the month of June 2026 are included in **Attachment 2.**

Payments made via corporate credit and purchase cards are included in **Attachment 3 and Attachment 4** respectively. Regulation 13(A) of the *Local Government (Financial Management) Regulations 1996* was updated requiring the reporting of payments by employees via purchase cards (i.e. in addition to Credit Cards) to be reported from 1 October 2023. Purchase Cards used by employees include BP (Fuel) and Bunnings Cards with those transactions reported separately but the total spend is included in payments from the Municipal Account.

All other payments of a direct debit nature made from the Municipal including bank fees; payroll payments; and other direct payment arrangements, are represented in **Attachment 5**.

All payments are summarised in **Table 1**.

Table 1

Payment Type	***Reference***	***Amount $***
Municipal Account BPay Direct Credits Electronic Fund Transfers (EFTs)	 BP000332-000333 DC001001-001002, DC001004, DC001007-DC001014, DC001016-DC001017 EF099567-099712, EF099718-100277	 **$9,404,327.08**
Trust Fund Electronic Fund Transfers (EFTs)	 EF099713-099717	 **$54,692.13**
Credit Card Expenses	29 May 2026 to 29 June 2026	**$22,951.89**
Direct Debit and Other Electronic Fund Transfer	1 June 2026 to 30 June 2026	**$9,785,507.86**
	Total	**$19,267,478.96**

No payments from previous month were cancelled in June 2026.

LEGISLATIVE COMPLIANCE

Regulation 13 of the *Local Government (Financial Management) Regulations 1996*

The City's *Procurement Policy* applies.

Council has delegated to the CEO the exercise of its authority to make payments from the Municipal and Trust Funds accounts. Therefore, in accordance with Regulation 13(1) of the *Local Government (Financial Management) Regulations 1996*, a list of accounts paid by the CEO is prepared each month showing each account paid since the list was prepared.

RISK MANAGEMENT CONSIDERATION

The table below shows the level of risk for each impact category, if the officer's recommendation is not adopted by the Council.

Impact Category	Appetite	Risk Rating
Workplace, Health and Safety	Low	Low
Financial	Medium	Low
Reputation and Stakeholders	Medium	Low
Service Delivery	Medium	Low
Environment	Low	Low
Governance and Compliance	Low	Medium
Strategic Risk	SR07 - Unethical or inadequate governance and/or decision-making.	

FINANCIAL IMPLICATIONS

All accounts are for goods and services that have been duly incurred and authorised for payment in accordance with the budget allocation and statutory obligations. This provides for the effective and timely payment of the City's contractors and other creditors.

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Council Plan 2025-2035, the following applies:

Key Result Area:	Leadership and Governance
Outcome 5.1	Good Governance
Objective 5.1.1	Provide ethical and accountable governance.
Objective 5.1.2	Ensure resource sustainability for future generations.

CONCLUSION

That Council notes the List of Payments for the month of June 2026 comprising **Attachments 1, 2, 3, 4 and 5**.

City of Bayswater
List of Payment - Municipal
for the period 1 June 2026 to 30 June 2026

Reference	Date	Creditor Name	Invoice details	Amount Paid
Payments				**$**
BP000332	04/06/26	Coca Cola Europacific Partners Australia Pty Ltd	Kiosk stock	2,844.28
BP000333	18/06/26	City of Canning	Conference expenses	407.00
DC001001	04/06/26	Department of Justice/Fines Enforcement Registry	Legal expenses and court costs	1,588.50
DC001002	05/06/26	Department of Justice/Fines Enforcement Registry	Legal expenses and court costs	2,115.70
DC001004	15/06/26	Western Australia Treasury Corporation	Loan repayments	647,530.75
DC001007	12/06/26	Department of Justice/Fines Enforcement Registry	Legal expenses and court costs	2,035.50
DC001008	12/06/26	Department of Justice/Fines Enforcement Registry	Legal expenses and court costs	1,416.00
DC001009	17/06/26	Department of Justice/Fines Enforcement Registry	Legal expenses and court costs	529.50
DC001010	19/06/26	Department of Justice/Fines Enforcement Registry	Legal expenses and court costs	1,947.00
DC001011	10/06/26	Superchoice	Payroll payment	286,621.09
DC001011	10/06/26	Department of Justice/Fines Enforcement Registry	Legal expenses and court costs	7,698.96
DC001012	24/06/26	Superchoice	Payroll payment	282,714.22
DC001012	24/06/26	Department of Justice/Fines Enforcement Registry	Legal expenses and court costs	7,698.96
DC001013	03/06/26	Superchoice	Superannuation	3,992.50
DC001014	09/06/26	Department of Justice/Fines Enforcement Registry	Legal expenses and court costs	663.60
DC001016	26/06/26	Department of Justice/Fines Enforcement Registry	Legal expenses and court costs	1,593.00
DC001017	29/06/26	Superchoice	Superannuation	3,863.69
EF099567	02/06/26	Michelle Louise Sutherland	Councillor allowances and reimbursements	3,310.63
EF099568	02/06/26	Filomena Piffaretti	Councillor allowances and reimbursements	13,353.70
EF099569	02/06/26	Elli Petersen-Pik	Councillor allowances and reimbursements	5,444.98
EF099570	02/06/26	Steven George Ostaszewskyj	Councillor allowances and reimbursements	3,310.63
EF099571	02/06/26	Nat Latter	Councillor allowances and reimbursements	3,236.15
EF099572	02/06/26	Anthony Pittaway	Councillor allowances and reimbursements	3,169.16
EF099573	02/06/26	Donovan MacDonald	Councillor allowances and reimbursements	3,027.69
EF099574	02/06/26	Cale Shaun Black	Councillor allowances and reimbursements	3,169.16
EF099575	02/06/26	Calla Loiacono	Councillor allowances and reimbursements	3,169.16
EF099576	04/06/26	AlintaGas Sales Pty Ltd	Gas usage charges	3,891.55
EF099577	04/06/26	Spray Adhesive for Sharks Teeth	Construction and civil works tools and materials	2,102.10
EF099578	04/06/26	Eastern Metropolitan Regional Council	Waste collection and hygiene services	289,255.10
EF099579	04/06/26	Synergy	Electricity charges (other than street lighting)	1,823.62
EF099580	04/06/26	Kelyn Training Services	Staff training, development and support	550.00
EF099581	04/06/26	Morley Senior High School	Donation	680.00
EF099582	04/06/26	Water Corporation	Water usage charges	14,376.12
EF099583	04/06/26	Inst of Public Works Engineering Australasia Ltd	Memberships and subscriptions	8,899.00
EF099584	04/06/26	Instant Fence Hire	Minor equipment purchase	550.00
EF099585	04/06/26	Easisalary Pty Ltd	Staff superannuation and other deductions	2,664.43
EF099586	04/06/26	Chittering Valley Worm Farm	Environmental health services and supplies	2,409.00
EF099587	04/06/26	Eva Di Blasio T/A Be Space	Sitting fee	100.00
EF099588	04/06/26	Justin Bryan Somper	Youth and seniors community activities	480.00
EF099589	04/06/26	Lucy Louise Rule	Sitting fee	100.00
EF099590	04/06/26	Kara Jaye Perrin	Sitting fee	100.00
EF099591	04/06/26	Rebecca Emily Hocking	Sitting fee	100.00
EF099592	04/06/26	Debra Therese Hill	Sitting fee	100.00
EF099593	04/06/26	The Trustee for Safety Xpress Unit Trust	Equipment purchases	13,318.11
EF099594	04/06/26	KM & DG Howes	Donation	200.00
EF099595	04/06/26	Howling Wolf Group Pty Ltd	Refund residential verge deposit	2,300.00
EF099596	04/06/26	Green-Shore Builders Pty Ltd	Refund residential verge deposit	2,300.00
EF099597	04/06/26	Moyse Pty Ltd	Refund residential verge deposit	2,300.00
EF099598	04/06/26	Carissa Pty Ltd	Refund residential verge deposit	1,560.00
EF099599	04/06/26	Jack Brazel	Refund residential verge deposit	1,400.00
EF099600	04/06/26	Edin & Sanela Dogic	Refund residential verge deposit	2,300.00
EF099601	04/06/26	Triumph Homes Pty Ltd	Refund residential verge deposit	1,485.23
EF099602	04/06/26	Heidi Marshall	Refund residential verge deposit	2,300.00
EF099603	04/06/26	Siobhan Da Silva	Refund residential verge deposit	1,400.00
EF099604	04/06/26	Triumph Homes Pty Ltd	Refund residential verge deposit	2,300.00
EF099605	04/06/26	Tahir Kulelija	Refund residential verge deposit	2,300.00
EF099606	04/06/26	Triumph Homes Pty Ltd	Refund residential verge deposit	2,300.00
EF099607	04/06/26	Desired Homes	Refund residential verge deposit	1,485.23
EF099608	04/06/26	Westview Builders WA Pty Ltd	Refund residential verge deposit	1,485.23
EF099609	04/06/26	Colin Campbell	Refund residential verge deposit	1,560.00
EF099610	04/06/26	Harjit Singh Brar	Refund residential verge deposit	1,485.23
EF099611	04/06/26	SSB Pty Ltd	Refund residential verge deposit	1,485.23
EF099612	04/06/26	Oswald Homes (1972) Pty Ltd	Refund residential verge deposit	1,485.23
EF099613	04/06/26	M Morgan & N Maeshinjo	Refund residential verge deposit	1,400.00
EF099614	04/06/26	RedInk Homes Pty Ltd	Refund residential verge deposit	1,200.00
EF099615	04/06/26	Dudan Vujicic	Refund rates overpayment	684.87
EF099616	04/06/26	Department of Finance	Refund rates overpayment	181.10
EF099617	04/06/26	Luke James Redmond	Refund rates overpayment	1,150.22
EF099618	04/06/26	Australian Services Union	Payroll payment	314.00
EF099619	04/06/26	Battery King Australia Pty Ltd	Plant and vehicle parts and materials	415.80
EF099620	04/06/26	The Trustee for the Quito Unit Trust T/A Benara Nurseries	Parks and gardens plants and trees	6,826.53
EF099621	04/06/26	Bunnings Group Ltd	Engineering works materials	1,026.75
EF099622	04/06/26	Cat Haven	Animal supplies and services	341.00
EF099623	04/06/26	Child Support Agency	Payroll payment	1,240.32
EF099624	04/06/26	Australian Taxation Office	Payroll payment	343,850.00
EF099625	04/06/26	Cakes West Pty Ltd T/A Danish Patisserie	Youth and seniors community activities	155.10
EF099626	04/06/26	Detail West	Plant and vehicle parts and materials	275.00
EF099627	04/06/26	Roy Galvin & Co. Pty Ltd T/A Galvins Plumbing Supplies	Building supplies and hardware	1,806.75
EF099628	04/06/26	GHD Pty Ltd	Maylands Waterland Maintenance	5,737.95
EF099629	04/06/26	Health Insurance Fund of WA	Payroll payment	77.30
EF099630	04/06/26	Garnama Pty Ltd T/A Les Mills Asia Pacific	Memberships and subscriptions	2,825.16
EF099631	04/06/26	Local Government Professionals Aust WA	Staff training, development and support	340.00
EF099632	04/06/26	The Trustee for Major Motors Unti Trust	Plant and vehicle parts and materials	312.70
EF099633	04/06/26	Modern Teaching Aids Pty Ltd	Minor equipment purchase	595.54
EF099634	04/06/26	Natural Area Holdings Pty Ltd	Environmental health services and supplies	213,382.02
EF099635	04/06/26	Officeworks Ltd T/A Officeworks	Minor equipment purchase	578.00
EF099636	04/06/26	Planning Institute of Australia	Staff training, development and support	700.00
EF099637	04/06/26	Reece Australia Pty Ltd T/A Reece Plumbing	Building supplies and hardware	383.42
EF099638	04/06/26	GPC Asia Pacific Pty Ltd T/A Repco	Plant and vehicle parts and materials	112.20
EF099639	04/06/26	St John Ambulance Western Australia Ltd	Medical services and materials	185.00
EF099640	04/06/26	Lynette Patrice Diciero T/A Artists Chronicle	Functions and events marketing expenses	410.00
EF099641	04/06/26	Judroc Pty Ltd T/A The Watershed Water Systems	Parks and gardens reticulation repairs and upgrades	59.53
EF099642	04/06/26	Landgate	Gross rental valuation charges	1,446.06
EF099643	04/06/26	Western Power	Parks and gardens contract payments	4,551.18
EF099644	04/06/26	Workclobber Trust & Lindal Family Trust T/A Work Clobber	Staff uniforms and protective equipment	707.40
EF099645	04/06/26	Hays Specialist Recruitment (Aust) Pty Ltd	Labour hire and temporary replacement	2,303.14
EF099646	04/06/26	Rentokil Initial Pty Ltd	Building supplies and hardware	3,517.15
EF099647	04/06/26	Macri Partners	Audit services	880.00
EF099648	04/06/26	Scott Printers Pty Ltd	Printing and graphic design expenses	728.20
EF099649	04/06/26	Heritage Way Pty Ltd T/A Domus Nursery	Parks and gardens plants and trees	892.51
EF099650	04/06/26	Paywise Pty Ltd	Payroll payment	4,926.42
EF099651	04/06/26	ALS Library Services Pty Ltd	Library book stock and materials	122.31
EF099652	04/06/26	The Trustee for the Ingwelala Trust T/A Westoz Food Distributors	Kiosk stock	2,266.02
EF099653	04/06/26	E Fire & Safety	Fire suppression and alarm monitoring	18.22
EF099654	04/06/26	ADT Security	Buildings and events security expenses	56.42
EF099655	04/06/26	Solution 4 Building Pty Ltd	Construction and civil works payments	5,479.99
EF099656	04/06/26	The Trustee for S & H Unit Trust T/A Stewart & Heaton Clothing Co Pty Ltd	Staff uniforms and protective equipment	1,120.09
EF099657	04/06/26	Aquamonix Pty Ltd	Licence and permit renewal	8,748.30

Reference	Date	Creditor Name	Invoice details	Amount Paid
Payments				$
EF099658	04/06/26	Contra-flow Pty Ltd	Traffic management	7,883.24
EF099659	04/06/26	Renae Hayward	Youth and seniors community activities	190.00
EF099660	04/06/26	West Coast Spring Water Pty Ltd T/A Aussie Natural Spring Water	Library book stock and materials	64.98
EF099661	04/06/26	Alyka Pty Ltd	Software maintenance	1,925.00
EF099662	04/06/26	The Trustee for Alba Unit Trust T/A Quality Press	Staff training, development and support	412.50
EF099663	04/06/26	GFG Temporary Assist	Labour hire and temporary replacement	14,131.27
EF099664	04/06/26	Erich Jurgen Farber T/A Donel Software	Professional consultancy services	2,618.00
EF099665	04/06/26	Institute of Public Administration Australia	Memberships and subscriptions	1,815.00
EF099666	04/06/26	Evenflow Irrigation	Parks and gardens reticulation repairs and upgrades	13,183.50
EF099667	04/06/26	The Trustee for the O'Grady Family Trust Efficient Site Services	Construction and civil works payments	1,584.00
EF099668	04/06/26	MPK Tree Management Pty Ltd T/A MPK Tree Services	Parks and gardens tree pruning and assoc. services	12,819.13
EF099669	04/06/26	ATC Work Smart Inc	Trainee	298.16
EF099670	04/06/26	Twins (WA) Pty Ltd	Functions and events catering expenses	268.00
EF099671	04/06/26	Boyan Electrical Services	Electrical installation and repair	7,945.33
EF099672	04/06/26	Stuart G Shackell Pty Ltd T/A Signarama Morley	Signage and banners	1,204.50
EF099673	04/06/26	Pool & Pump Service & Repairs Pty Ltd	Equipment maintenance	2,676.67
EF099674	04/06/26	CNW Pty Ltd	Building supplies and hardware	876.59
EF099675	04/06/26	Programmed Skilled Workforce Ltd	Labour hire and temporary replacement	5,430.64
EF099676	04/06/26	Maxwell Robinson & Phelps	Pest control	1,807.62
EF099677	04/06/26	AMS Technology Group Pty Ltd	Building maintenance and services	595.89
EF099678	04/06/26	Brownes Foods Operations Pty Ltd	Staff amenities	185.64
EF099679	04/06/26	Team Global Express Pty Ltd T/A IPEC	Postage and courier charges	486.60
EF099680	04/06/26	Industrial Power Equipment Pty Ltd T/A Garpen	Engineering works materials	42.00
EF099681	04/06/26	NOMA Pty Ltd	Sitting fee	495.00
EF099682	04/06/26	Australia and New Zealand Recycling Platform Ltd	Waste collection and hygiene services	4,160.03
EF099683	04/06/26	Specialist Wholesalers Pty Ltd T/A Truckline	Office stationery and consumables	94.52
EF099684	04/06/26	WPC Group Ltd	Labour hire and temporary replacement	6,243.81
EF099685	04/06/26	AA Collard Pty Ltd T/A Garden Care West (WA)	Parks and gardens plants and trees	330.00
EF099686	04/06/26	Miltom Pty Ltd T/A Classic Hire	Equipment hire	302.50
EF099687	04/06/26	The First Aid Group Pty Ltd	Medical services and materials	202.17
EF099688	04/06/26	Antonio Francisco Perez-Olea T/A Maylands Vet	Animal supplies and services	110.00
EF099689	04/06/26	The Children's Book Council of Australia	Youth and seniors community activities	861.13
EF099690	04/06/26	Edwin Raymond Powell T/A Bore Stain West Pressure Cleaning	Building maintenance and services	785.00
EF099691	04/06/26	HSI APAC Pty Ltd T/A Donesafe	Memberships and subscriptions	20,010.38
EF099692	04/06/26	Hydroquip Pumps & Irrigation Pty Ltd	Parks and gardens materials	1,876.81
EF099693	04/06/26	Silver Star Wanda'rers Line Dancing Group	Youth and seniors community activities	640.00
EF099694	04/06/26	Mobile Sentinel Pty Ltd T/A Little Rippers Technology	Animal supplies and services	9,773.50
EF099695	04/06/26	The Local Government,Racing and Cemeteries Employees Union (WA) T/A The Western Australian Municipal Road Boards Parks	Payroll payment	1,048.80
EF099696	04/06/26	CHG-Meridian Australia Pty Ltd	Lease and rental payments	12,104.04
EF099697	04/06/26	McLeods Lawyers Pty Ltd	Legal expenses and court costs	3,069.00
EF099698	04/06/26	Beinformed Group Pty Ltd T/A BeCarWise	Payroll payment	1,087.74
EF099699	04/06/26	Definet Pty Ltd	Software maintenance	11,888.47
EF099700	04/06/26	Novated Lease Australia Pty Ltd	Payroll payment	1,337.11
EF099701	04/06/26	Purple Communications Australia Pty Ltd T/A Cannings Purple	Professional consultancy services	6,050.00
EF099702	04/06/26	Zenith Executive Search Pty Ltd	Labour hire and temporary replacement	1,130.13
EF099703	04/06/26	Windcave Pty Ltd T/A Windcave Australia	Fees and charges	181.50
EF099704	04/06/26	Watchtower Security Pty Ltd	Buildings and events security expenses	869.00
EF099705	04/06/26	Flare HR Pty Ltd	Payroll payment	1,686.47
EF099706	04/06/26	Leverock Pty Ltd T/A Sportsworld of WA	Kiosk stock	636.90
EF099707	04/06/26	Cadin Pty Ltd	Cleaning services	4,290.00
EF099708	04/06/26	Deborah Anne Eldridge	Youth and seniors community activities	650.00
EF099709	04/06/26	Wholesome Foods & Catering Pty Ltd T/A Epic Catering Service	Functions and events catering expenses	1,336.50
EF099710	04/06/26	Gresley Abas Pty Ltd T/A Gresley Abas	Professional consultancy services	30,301.15
EF099711	04/06/26	Leonie Auld	Staff training, development and support	2,200.00
EF099712	04/06/26	Daryl Hunt T/A Weserve.AU Process Server and Debt Collection	Legal expenses and court costs	260.00
EF099718	12/06/26	AlintaGas Sales Pty Ltd	Gas usage charges	1,479.10
EF099719	12/06/26	Australia Post	Postage and courier charges	287.70
EF099720	12/06/26	Cleanaway Pty Ltd	Waste collection and hygiene services	587,675.25
EF099721	12/06/26	Synergy	Electricity charges (other than street lighting)	7,444.95
EF099722	12/06/26	Water Corporation	Water usage charges	9,469.02
EF099723	12/06/26	LGISWA	Insurance premium	69,663.17
EF099724	12/06/26	Easisalary Pty Ltd	Staff superannuation and other deductions	935.33
EF099725	12/06/26	AMS Technology Group Pty Ltd	Building supplies and hardware	916.66
EF099726	12/06/26	CTI5 Pty Ltd T/A CTI Risk Management-Petty Cash	Petty cash reimbursement	1,334.60
EF099727	12/06/26	Evelina Rose Maria Dobrowolski	Staff allowances and reimbursements	285.08
EF099728	12/06/26	Simone Riley	Refund bond	125.00
EF099729	12/06/26	NAWA Convention	Refund bond	1,000.00
EF099730	12/06/26	S. Corneliusen	Refund bond	1,000.00
EF099731	12/06/26	Sagar Lugade	Refund bond	1,209.00
EF099732	12/06/26	Kelvin Ramdhun	Refund bond	350.00
EF099733	12/06/26	Buet Alumni WA	Refund bond	350.00
EF099734	12/06/26	National Disability Support Partners	Refund bond	500.00
EF099735	12/06/26	Health Consumers Council (Petty Cash)	Refund bond	500.00
EF099736	12/06/26	Sutherland Dianella Primary School	Refund bond	550.00
EF099737	12/06/26	Western Australian Pork Producers Association	Refund bond	500.00
EF099738	12/06/26	55 Central Inc.	Refund bond	500.00
EF099739	12/06/26	Elevate Dance Eisteddfod	Refund facility hire bond	266.50
EF099740	12/06/26	Northern City Football Club	Refund bond	1,000.00
EF099741	12/06/26	Melwin Clarence Silas	Refund bond	500.00
EF099742	12/06/26	Northern City Football Club	Refund bond	1,000.00
EF099743	12/06/26	Pu Ti Lian She Society Perth Inc	Refund bond	1,090.00
EF099744	12/06/26	La Salle College	Refund bond	2,000.00
EF099745	12/06/26	Mental Illness Fellowship of WA Inc	Refund bond	500.00
EF099746	12/06/26	Scouts WA	Refund bond	1,000.00
EF099747	12/06/26	Aboriginal Council	Refund bond	500.00
EF099748	12/06/26	Silver Chain Nursing	Refund hall hire	500.00
EF099749	12/06/26	Maylands Peninsula Primary School	Refund bond	1,000.00
EF099750	12/06/26	Islamic Relief Australia	Refund bond	1,000.00
EF099751	12/06/26	WA Association of Polish Women Rainbow	Refund bond	1,000.00
EF099752	12/06/26	Auslam WA Inc	Refund bond	350.00
EF099753	12/06/26	RDA Wheatbelt	Refund bond	8.16
EF099754	12/06/26	Jason Bennetts	Refund health centre memberships	40.68
EF099755	12/06/26	Lorenz Salomon	Refund bond	1,000.00
EF099756	12/06/26	Deborah Flynn	Refund bond	3.50
EF099757	12/06/26	Walaa Hassan	Refund hall hire	500.00
EF099758	12/06/26	Mafalda Vigolo	Refund crossover	1,602.00
EF099759	12/06/26	Donald W Carter	Refund rates overpayment	267.69
EF099760	12/06/26	Thomasz Developments Pty Ltd	Refund residential verge deposit	1,560.00
EF099761	12/06/26	Pusparaja Bangra Kulur	Refund bond	200.00
EF099762	12/06/26	The Owners of SP04553	Refund facility hire bond	43.75
EF099763	12/06/26	Serenity J Herold	Refund health centre memberships	63.00
EF099764	12/06/26	Thi Kim Lien Phan	Refund rates overpayment	3,411.32
EF099765	12/06/26	Cancer Council WA	Community engagement framework	2,223.15
EF099766	12/06/26	Ellane Thompson	Refund dog registration	38.75
EF099767	12/06/26	Sharon Lynn Gregory	Refund dog registration	15.00
EF099768	11/06/26	Campbell's Janitor Supplies Pty Ltd T/A The Goods Australia	Cleaning supplies	3,720.72
EF099769	11/06/26	Award Contracting Pty Ltd	Civil works design and technical support	825.00
EF099770	11/06/26	Battery King Australia Pty Ltd	Plant and vehicle parts and materials	987.80
EF099771	11/06/26	The Trustee for the Quito Unit Trust T/A Benara Nurseries	Parks and gardens plants and trees	615.89
EF099772	11/06/26	Bunnings Group Ltd	Engineering works materials	1,430.00
EF099773	11/06/26	Eastern Metropolitan Regional Council	Waste collection and hygiene services	112,185.45
EF099774	11/06/26	GHD Pty Ltd	Environmental testing and sampling	31,588.02

Reference	Date	Creditor Name	Invoice details	Amount Paid
Payments				$
EF099775	11/06/26	Seek Limited	Advertising recruitment	2,373.59
EF099776	11/06/26	M & B Sales Pty Ltd	Building supplies and hardware	215.69
EF099777	11/06/26	Ixom Operations Pty Ltd	Aquatic chemicals and consumables	4,496.18
EF099778	11/06/26	The Morley Veterinary Hospital	Animal supplies and services	55.00
EF099779	11/06/26	Natural Area Holdings Pty Ltd	Parks and gardens contract payments	57,433.75
EF099780	11/06/26	Officeworks Ltd T/A Officeworks	Office stationery and consumables	222.77
EF099781	11/06/26	Powervac Pty Ltd	Minor equipment purchase	707.51
EF099782	11/06/26	Lamigraf (Australia) Pty Ltd T/A The Book Cover Company	Office stationery and consumables	59.90
EF099783	11/06/26	GPC Asia Pacific Pty Ltd T/A Repco	Plant and vehicle parts and materials	1,418.84
EF099784	11/06/26	The Royal Life Saving Society WA Inc	Youth and seniors community activities	765.00
EF099785	11/06/26	Brady Australia Pty Ltd T/A Seton Australia	Printing and graphic design expenses	225.72
EF099786	11/06/26	Sprayline Spraying Equipment	Minor equipment purchase	397.10
EF099787	11/06/26	St John Ambulance Western Australia Ltd	Medical services and materials	827.50
EF099788	11/06/26	Europcar WA	Insurance excess	1,000.00
EF099789	11/06/26	Judroc Pty Ltd T/A The Watershed Water Systems	Parks and gardens reticulation repairs and upgrades	960.46
EF099790	11/06/26	Tocojepa Pty Ltd T/A T-Quip	Plant and vehicle parts and materials	177.73
EF099791	11/06/26	Ultimo Catering and Events Pty Ltd	Functions and events catering expenses	5,233.00
EF099792	11/06/26	WA Hino Sales and Service	Plant and vehicle parts and materials	1,147.39
EF099793	11/06/26	Wanneroo Agricultural Machinery	Plant and vehicle parts and materials	592.63
EF099794	11/06/26	Wattleup Tractors	Plant and vehicle parts and materials	3,883.55
EF099795	11/06/26	J.D Caffey & Caffey Family Trust T/A Westbooks	Library book stock and materials	442.77
EF099796	11/06/26	Western Power	Parks and gardens contract payments	4,329.10
EF099797	11/06/26	Western Resource Recovery	Waste collection and hygiene services	468.78
EF099798	11/06/26	Workclobber Trust & Lindal Family Trust T/A Work Clobber	Staff uniforms and protective equipment	536.60
EF099799	11/06/26	Statewide Cleaning Supplies Pty Ltd	Cleaning supplies	749.08
EF099800	11/06/26	WC Convenience Management Pty Ltd T/A WC Innovations	Building maintenance and services	3,014.99
EF099801	11/06/26	Maddington Concrete Products Pty Ltd	Engineering works materials	6,744.32
EF099802	11/06/26	Heritage Way Pty Ltd T/A Domus Nursery	Parks and gardens plants and trees	27,911.07
EF099803	11/06/26	The Trustee for Bester Trading Trust T/A Aalan Linemarking Services (WA)	Minor equipment purchase	682.00
EF099804	11/06/26	Look Brilliant Pty Ltd	Youth and seniors community activities	1,457.50
EF099805	11/06/26	Town Inn Pty Ltd T/A Miss Maud	Marketing and promotional material	409.65
EF099806	11/06/26	Paywise Pty Ltd	Staff superannuation and other deductions	978.55
EF099807	11/06/26	Rubek Automatic Doors	Building maintenance and services	10,858.65
EF099808	11/06/26	Bridgestone Aust Ltd	Plant and vehicle parts and materials	370.70
EF099809	11/06/26	The Trustee for the Ingwelala Trust T/A Westoz Food Distributors	Kiosk stock	1,779.76
EF099810	11/06/26	Dowsing Group Pty Ltd	Construction and civil works payments	12,239.24
EF099811	11/06/26	Japanese Truck & Bus Spares Pty Ltd	Plant and vehicle parts and materials	80.30
EF099812	11/06/26	E Fire & Safety	Fire suppression and alarm monitoring	1,318.99
EF099813	11/06/26	Shred-X Pty Ltd	Document management and archiving	157.37
EF099814	11/06/26	Solution 4 Building Pty Ltd	Construction and civil works payments	2,538.13
EF099815	11/06/26	The Trustee for The Eurokars Automotive Unit Trust T/A Bayswater Mazdaater Mazda	Equipment purchases	52,665.63
EF099816	11/06/26	The Trustee for Bios Unit Trust T/A C-Wise	Parks and gardens contract payments	22,716.10
EF099817	11/06/26	Message4U Pty Ltd T/A Sinch MessageMedia	Memberships and subscriptions	446.73
EF099818	11/06/26	VTP Engineering	Building maintenance and services	1,100.00
EF099819	11/06/26	Contra-flow Pty Ltd	Traffic management	18,362.95
EF099820	11/06/26	Avantgarde Technologies Pty Ltd	Software maintenance	1,012.00
EF099821	11/06/26	Woolworths Group Limited	Functions and events catering expenses	534.44
EF099822	11/06/26	Zornitsa Krasteva Damatova	Youth and seniors community activities	700.00
EF099823	11/06/26	The Trustee for Alba Unit Trust T/A Quality Press	Printing and graphic design expenses	341.00
EF099824	11/06/26	GFG Temporary Assist	Labour hire and temporary replacement	5,702.40
EF099825	11/06/26	IRP Pty Ltd	Labour hire and temporary replacement	7,751.70
EF099826	11/06/26	Prestige Property Maintenance Pty Ltd	Parks and gardens contract payments	22,666.47
EF099827	11/06/26	MPK Tree Management Pty Ltd T/A MPK Tree Services	Parks and gardens tree pruning and assoc. services	108,818.30
EF099828	11/06/26	Boyan Electrical Services	Electrical installation and repair	5,274.71
EF099829	11/06/26	AAAC Towing Pty Ltd	Vehicle towing	370.70
EF099830	11/06/26	ibookingsystems	Memberships and subscriptions	99.00
EF099831	11/06/26	CNW Pty Ltd	Building supplies and hardware	736.39
EF099832	11/06/26	Holden Thomas Massimo Sheppard	Youth and seniors community activities	369.60
EF099833	11/06/26	The Trustee for Belmont Unit Trust T/A Daimler Trucks Perth	Plant and vehicle parts and materials	223.99
EF099834	11/06/26	Programmed Skilled Workforce Ltd	Labour hire and temporary replacement	5,603.35
EF099835	11/06/26	Maxwell Robinson & Phelps	Pest control	444.05
EF099836	11/06/26	Brolly Australiasia Pty Ltd	Memberships and subscriptions	5,781.60
EF099837	11/06/26	Kasse Marie McCummiskey T/A Move & Nourish with Kasse	Youth and seniors community activities	640.00
EF099838	11/06/26	Brownes Foods Operations Pty Ltd	Staff amenities	176.80
EF099839	11/06/26	Building Certification Services WA Pty Ltd	Building maintenance and services	385.00
EF099840	11/06/26	Team Global Express Pty Ltd T/A IPEC	Postage and courier charges	486.60
EF099841	11/06/26	Aarco Environmental Solutions Pty Ltd	Environmental services and supplies	506.00
EF099842	11/06/26	WPC Group Ltd	Trainee	14,207.72
EF099843	11/06/26	AFL Sports Ready Ltd	Labour hire and temporary replacement	11,488.41
EF099844	11/06/26	AA Collard Pty Ltd T/A Garden Care West (WA)	Parks and gardens contract payments	330.00
EF099845	11/06/26	Totally Board Pty Ltd	Youth and seniors community activities	420.00
EF099846	11/06/26	Orikan Group Pty Ltd T/A Cities Technology Solutions	Minor equipment purchase	5,223.90
EF099847	11/06/26	Techworks Plumbing Pty Ltd Techworks Plumbing Pty Ltd	Building maintenance and services	434.85
EF099848	11/06/26	Leonie Helen Thompson T/A The Poster Girls	Publications	264.00
EF099849	11/06/26	S.N Aroney & A.P Brown & D. Curry & S.A. Lewin & J.A. Mazzot T/A Mills Oakley	Legal expenses and court costs	12,531.20
EF099850	11/06/26	Sasha Darlene Wasley	Youth and seniors community activities	500.00
EF099851	11/06/26	Robert Walters Pty Ltd	Labour hire and temporary replacement	1,003.70
EF099852	11/06/26	JBG Hospitality Pty Ltd T/A Noranda IGA	Animal supplies and services	121.55
EF099853	11/06/26	Fortis Security Pty Ltd	Equipment purchases	209,703.62
EF099854	11/06/26	Anna Gillespie	Staff allowances and reimbursements	511.27
EF099855	11/06/26	Marc David Cirket Ford T/A Openscope Construction	Construction and civil works payments	1,210.00
EF099856	11/06/26	Ryan Michael Ming Hao Khong T/A Perth Food Adventures	Community engagement framework	2,136.09
EF099857	11/06/26	Kentico Software Pty Ltd	Software maintenance	10,340.00
EF099858	11/06/26	Remote Asset Inspection & Maintenance Pty Ltd	Construction and civil works payments	2,920.50
EF099859	11/06/26	Westworks Consultancy Pty Ltd T/A Westworks Consultancy	Professional consultancy services	1,650.00
EF099860	11/06/26	Bayley House T/A Hidden Disabilities Sunflower	Youth and seniors community activities	913.85
EF099861	11/06/26	Gordana Nesic-Simic	Sitting fee	500.00
EF099862	11/06/26	Purebean Pty Ltd	Equipment hire	1,887.60
EF099863	11/06/26	Melanie Sorensen	Sitting fee	100.00
EF099864	11/06/26	Certex Lifting Pty Ltd T/A The Rigging Shed	Equipment maintenance	523.60
EF099865	11/06/26	Xavier Jia Lun Teo	Sitting fee	100.00
EF099866	11/06/26	Chui Lin Chong	Sitting fee	100.00
EF099867	11/06/26	Lisa Katherine Driehuis T/A Chair Dancing Perth	Youth and seniors community activities	420.00
EF099868	11/06/26	Deborah Anne Eldridge	Youth and seniors community activities	650.00
EF099869	11/06/26	Wholesome Foods & Catering Pty Ltd T/A Epic Catering Service	Functions and events catering expenses	1,155.00
EF099870	11/06/26	Awnings WA Pty Ltd	Building maintenance and services	4,830.00
EF099871	11/06/26	DISC Profiles Australia Pty Ltd	Staff training, development and support	1,320.00
EF099872	11/06/26	The Peripherals Unit Trust T/A Practical Peripherals Corporation	Office stationery and consumables	2,722.50
EF099873	18/06/26	Winc Australia Pty Ltd	Office stationery and consumables	139.28
EF099874	18/06/26	Fasta Courier Unit Trust	Postage and courier charges	56.03
EF099875	18/06/26	Synergy	Electricity charges - Street lighting	195,180.41
EF099876	18/06/26	Water Corporation	Water usage charges	27,213.56
EF099877	18/06/26	AMS Technology Group Pty Ltd	Building maintenance and services	8,557.09
EF099878	18/06/26	Chalcedony Investments Pty Ltd T/A Interlink Training	Staff training, development and support	774.75
EF099879	18/06/26	Telstra Limited	Office telephone and communication expenses	14,156.87
EF099880	18/06/26	Sarah Jane Weston	Community engagement framework	1,000.00
EF099881	18/06/26	Adrian Di Nella	Staff allowances and reimbursements	226.98
EF099882	18/06/26	Kathleen Madden	Staff allowances and reimbursements	17.49
EF099883	18/06/26	Karen Bagshaw	Staff allowances and reimbursements	503.10
EF099884	18/06/26	Michelle P Scarrott	Refund rates overpayment	83.58
EF099885	18/06/26	Thelma Durham	Refund rates overpayment	696.54
EF099886	18/06/26	Natalie Bedini	Refund animal sterilisation	150.00

Reference	Date	Creditor Name	Invoice details	Amount Paid
Payments				$
EF099887	18/06/26	Alti Construct	Crossover subsidy	608.96
EF099888	18/06/26	Quyet Chien Nguyen	Refund residential verge deposit	1,560.00
EF099889	18/06/26	Huraine Solomon & Jaraad Solomon	Refund residential verge deposit	1,560.00
EF099890	18/06/26	Kaveh Yousefi	Refund residential verge deposit	1,560.00
EF099891	18/06/26	Smart Homes WA Pty Ltd	Refund residential verge deposit	1,560.00
EF099892	18/06/26	Smart Homes WA Pty Ltd	Refund residential verge deposit	1,485.23
EF099893	18/06/26	Philip Gobetti	Refund rates overpayment	1,082.16
EF099894	18/06/26	The University of Western Australia	Refund bond	500.00
EF099895	18/06/26	Edith Cowan university	Refund bond	500.00
EF099896	18/06/26	PeopleKind Group Ltd	Refund bond	500.00
EF099897	18/06/26	Deborah Fynn	Refund facility hire bond	17.50
EF099898	18/06/26	Aiman Tajwani	Refund bond	550.00
EF099899	18/06/26	MC Debtor Finance	Refund bond	500.00
EF099900	18/06/26	Sukyo Mahikari Australia as Trustee for Mahikari Australia Fund	Refund bond	500.00
EF099901	18/06/26	Sukyo Mahikari Australia as Trustee for Mahikari Australia Fund	Refund bond	500.00
EF099902	18/06/26	M I Ramirez	Refund bond	640.00
EF099903	18/06/26	Anel Medanovic	Refund residential verge deposit	1,560.00
EF099904	18/06/26	Premium Development	Refund residential verge deposit	2,300.00
EF099905	18/06/26	Gillian Ruth Small	Refund residential verge deposit	2,300.00
EF099906	18/06/26	Harsh Hasmukhbhai Patel	Refund residential verge deposit	1,560.00
EF099907	18/06/26	Essential First Choice Homes Pty Ltd	Refund residential verge deposit	1,485.23
EF099908	18/06/26	Muslim Youth WA	Refund bond	1,000.00
EF099909	18/06/26	Mia Zic	Refund health centre memberships	614.97
EF099910	18/06/26	Sohail Salhi	Refund bond	1,556.20
EF099911	18/06/26	Asphaltech Pty Ltd	Construction and civil works payments	192,124.23
EF099912	18/06/26	Campbell's Janitor Supplies Pty Ltd T/A The Goods Australia	Cleaning supplies	199.54
EF099913	18/06/26	Australian Services Union	Payroll payment	314.00
EF099914	18/06/26	BOC Ltd	Minor equipment purchase	269.66
EF099915	18/06/26	Bunnings Group Ltd	Engineering works materials	1,254.63
EF099916	18/06/26	Cat Haven	Animal supplies and services	5,110.00
EF099917	18/06/26	Saquite Pty Ltd T/A Child Education Services	Library book stock and materials	602.86
EF099918	18/06/26	Child Support Agency	Payroll payment	1,240.32
EF099919	18/06/26	Australian Taxation Office	Payroll payment	352,516.00
EF099920	18/06/26	Eastern Metropolitan Regional Council	Waste collection and hygiene services	196,640.42
EF099921	18/06/26	Department of Fire and Emergency Services	Emergency Services Levy	1,195,107.39
EF099922	18/06/26	Fuel Distributors of WA Pty Ltd	Fuel and oil	4,292.70
EF099923	18/06/26	Health Insurance Fund of WA	Payroll payment	77.30
EF099924	18/06/26	The Leisure Institute of WA (Aquatics) Inc.	Staff training, development and support	8,734.00
EF099925	18/06/26	Main Roads Western Australia	Construction and civil works payments	50,708.49
EF099926	18/06/26	Max & Claire Pty Ltd T/A Ergolink	Minor equipment purchase	424.40
EF099927	18/06/26	Eastern Merchant Pty Ltd T/A Maylands Park Lottery Centre and News Agency	Memberships and subscriptions	152.00
EF099928	18/06/26	McInerney Ford	Plant and vehicle parts and materials	152.63
EF099929	18/06/26	Modern Teaching Aids Pty Ltd	Youth and seniors community activities	206.67
EF099930	18/06/26	Natural Area Holdings Pty Ltd	Parks and gardens contract payments	34,654.15
EF099931	18/06/26	Planning Institute of Australia	Staff training, development and support	6,724.00
EF099932	18/06/26	Powervac Pty Ltd	Minor equipment purchase	2,321.55
EF099933	18/06/26	Reece Australia Pty Ltd T/A Reece Plumbing	Building supplies and hardware	110.14
EF099934	18/06/26	GPC Asia Pacific Pty Ltd T/A Repco	Plant and vehicle parts and materials	137.50
EF099935	18/06/26	The Royal Life Saving Society WA Inc	Staff training, development and support	275.00
EF099936	18/06/26	Sprayline Spraying Equipment	Plant and vehicle parts and materials	141.02
EF099937	18/06/26	St John Ambulance Western Australia Ltd	Staff training, development and support	178.00
EF099938	18/06/26	Europcar WA	Insurance excess	1,000.00
EF099939	18/06/26	Judroc Pty Ltd T/A The Watershed Water Systems	Parks and gardens materials	567.50
EF099940	18/06/26	Tocojepa Pty Ltd T/A T-Quip	Plant and vehicle parts and materials	392.14
EF099941	18/06/26	Ultimo Catering and Events Pty Ltd	Functions and events catering expenses	828.00
EF099942	18/06/26	WA Hino Sales and Service	Plant and vehicle purchasing	163,999.24
EF099943	18/06/26	WA Local Government Association	Councillor allowances and reimbursements	517.00
EF099944	18/06/26	J.D Caffey & Caffey Family Trust T/A Westbooks	Library book stock and materials	736.70
EF099945	18/06/26	Western Power	Parks and gardens contract payments	6,294.38
EF099946	18/06/26	Workclobber Trust & Lindal Family Trust T/A Work Clobber	Staff uniforms and protective equipment	1,010.40
EF099947	18/06/26	Statewide Cleaning Supplies Pty Ltd	Cleaning supplies	1,073.01
EF099948	18/06/26	Hays Specialist Recruitment (Aust) Pty Ltd	Labour hire and temporary replacement	2,303.14
EF099949	18/06/26	West Coast Turf	Parks and gardens contract payments	9,491.90
EF099950	18/06/26	The Trustee for The Dolphin-Spencer Family Trust T/A DS Workwear & Safety	Staff uniforms and protective equipment	175.00
EF099951	18/06/26	Town Inn Pty Ltd T/A Miss Maud	Functions and events catering expenses	208.30
EF099952	18/06/26	Department of Transport - Vehicle Search	Vehicle searches	972.00
EF099953	18/06/26	CSE Crosscom Pty Ltd	Memberships and subscriptions	550.00
EF099954	18/06/26	The Helen Hardcastle Trust T/A Learning Horizons	Staff training, development and support	7,920.00
EF099955	18/06/26	Paywise Pty Ltd	Payroll payment	4,926.42
EF099956	18/06/26	ALS Library Services Pty Ltd	Library book stock and materials	572.79
EF099957	18/06/26	Acurix Networks Pty Ltd	WiFi Access Service	2,046.00
EF099958	18/06/26	Rubek Automatic Doors	Building supplies and hardware	286.00
EF099959	18/06/26	Corsign WA Pty Ltd	Signage and banners	140.80
EF099960	18/06/26	The Trustee for the Ingwelala Trust T/A Westoz Food Distributors	Kiosk stock	2,386.72
EF099961	18/06/26	Brenfield Pty Ltd T/A Promolab	Staff uniforms and protective equipment	8,070.15
EF099962	18/06/26	Vorgee Pty Ltd	Kiosk stock	1,103.01
EF099963	18/06/26	Dowsing Group Pty Ltd	Construction and civil works payments	72,918.61
EF099964	18/06/26	E Fire & Safety	Building supplies and hardware	4,258.31
EF099965	18/06/26	ADT Security	Buildings and events security expenses	61.22
EF099966	18/06/26	Kennards Hire Pty Ltd	Equipment hire	276.00
EF099967	18/06/26	LGConnect Pty Ltd	Professional consultancy services	7,892.68
EF099968	18/06/26	Services Australia	Fees and charges	62.37
EF099969	18/06/26	The Trustee for The Eurokars Automotive Unit Trust T/A Bayswater Mazda	Plant and vehicle parts and materials	2,403.99
EF099970	18/06/26	Moore Enterprises (WA) Pty Ltd T/A Totally Workwear Malaga	Staff uniforms and protective equipment	1,018.66
EF099971	18/06/26	The Trustee for The McCartney Family Trust T/A Kerb Doctor	Construction and civil works payments	670.51
EF099972	18/06/26	Trauma Clean WA	Cleaning services	781.08
EF099973	18/06/26	Aquamonix Pty Ltd	Parks and gardens contract payments	328.90
EF099974	18/06/26	Contra-flow Pty Ltd	Traffic management	1,640.16
EF099975	18/06/26	Avantgarde Technologies Pty Ltd	IT network maintenance	29,568.00
EF099976	18/06/26	Woolworths Group Limited	Functions and events catering expenses	133.15
EF099977	18/06/26	Central Regional Tafe	Staff training, development and support	3,528.32
EF099978	18/06/26	The Trustee for Alba Unit Trust T/A Quality Press	Signage and banners	1,303.50
EF099979	18/06/26	BP Australia Pty Ltd	Fuel and oil	2,910.66
EF099980	18/06/26	Cleantex Pty Ltd	Cleaning services	453.46
EF099981	18/06/26	GFG Temporary Assist	Labour hire and temporary replacement	25,545.31
EF099982	18/06/26	Evenflow Irrigation	Parks and gardens reticulation repairs and upgrades	451.00
EF099983	18/06/26	F E Technologies Pty Ltd	Software maintenance	14,305.50
EF099984	18/06/26	IRP Pty Ltd	Labour hire and temporary replacement	5,040.20
EF099985	18/06/26	The Trustee for the O'Grady Family Trust Efficient Site Services	Construction and civil works payments	3,289.00
EF099986	18/06/26	Youth Affairs Council of WA Inc	Youth and seniors community activities	2,475.00
EF099987	18/06/26	MPK Tree Management Pty Ltd T/A MPK Tree Services	Parks and gardens tree pruning and assoc. services	18,811.85
EF099988	18/06/26	Beaver Tree Services Australia Pty Ltd	Parks and gardens contract payments	2,271.50
EF099989	18/06/26	Vaughn Joshua McGuire	Community engagement framework	2,310.00
EF099990	18/06/26	Boyan Electrical Services	Electrical installation and repair	9,574.97
EF099991	18/06/26	Combat Clothing Australia Pty Ltd	Staff uniforms and protective equipment	658.35
EF099992	18/06/26	AAAC Towing Pty Ltd	Vehicle towing	741.40
EF099993	18/06/26	Arbor West Pty Ltd T/A Classic Tree Services	Parks and gardens contract payments	32,855.82
EF099994	18/06/26	Pool & Pump Service & Repairs Pty Ltd	Aquatic maintenance and services	4,849.60
EF099995	18/06/26	CNW Pty Ltd	Building supplies and hardware	1,065.91
EF099996	18/06/26	Hodge Collard Preston Unit Trust T/A Hodge Collard Preston Architects	Professional consultancy services	18,558.37
EF099997	18/06/26	Programmed Skilled Workforce Ltd	Labour hire and temporary replacement	5,500.99
EF099998	18/06/26	Maxwell Robinson & Phelps	Pest control	174.86

Reference	Date	Creditor Name	Invoice details	Amount Paid
Payments				$
EF099999	18/06/26	ServiceFM Pty Ltd	Building maintenance and services	18,425.94
EF100000	18/06/26	Brownes Foods Operations Pty Ltd	Staff amenities	176.80
EF100001	18/06/26	Team Global Express Pty Ltd T/A IPEC	Postage and courier charges	486.60
EF100002	18/06/26	Three Chillies Design Pty Ltd	Printing and graphic design expenses	41,933.10
EF100003	18/06/26	Moore Australia (WA) Pty Ltd as Agent	Staff training, development and support	2,310.00
EF100004	18/06/26	Civiq Pty Ltd	Aquatic maintenance and services	691.90
EF100005	18/06/26	Kristal Alice McGlew	Artist fee	4,000.00
EF100006	18/06/26	AA Collard Pty Ltd T/A Garden Care West (WA)	Parks and gardens contract payments	330.00
EF100007	18/06/26	Flexi Staff Group Pty Ltd	Labour hire and temporary replacement	7,118.84
EF100008	18/06/26	Totally Board Pty Ltd	Youth and seniors community activities	420.00
EF100009	18/06/26	TJ & RJ Sellick Pty Ltd T/A Lawn Doctor Turf Solutions	Parks and gardens contract payments	3,229.95
EF100010	18/06/26	Life Apparel Co Pty Ltd	Staff training, development and support	3,773.29
EF100011	18/06/26	Quattro Automotive Pty Ltd T/A Audi Centre Perth	Plant and vehicle repairs	823.00
EF100012	18/06/26	Excel Consulting Solutions Pty Ltd T/A Nexacu	Staff training, development and support	2,275.00
EF100013	18/06/26	R & M Associates Pty Ltd T/A The Drug Detection Agency - Kewdale	Medical services and materials	580.25
EF100014	18/06/26	Laura Rose Monisse	Marketing and promotional material	610.00
EF100015	18/06/26	Mobile Sentinel Pty Ltd T/A Little Rippers Technology	Animal supplies and services	1,479.50
EF100016	18/06/26	CTI5 Pty Ltd T/A CTI Risk Management	Fees and charges	2,532.83
EF100017	18/06/26	The Local Government,Racing and Cemeteries Employees Union (WA) T/A The Western Australian Municipal Road Boards Parks	Payroll payment	1,056.00
EF100018	18/06/26	Ecocycle Pty Ltd	Management fee	147.11
EF100019	18/06/26	Living Stone Foundation Inc T/A Lifeline	Staff training, development and support	871.20
EF100020	18/06/26	McLeods Lawyers Pty Ltd	Legal expenses and court costs	1,013.00
EF100021	18/06/26	Comiskey's Contracting Pty Ltd	Construction and civil works payments	54,910.94
EF100022	18/06/26	The Trustee for Shivani Family Trust T/A Baa Baa Baby Pty Ltd	Environmental services and supplies	200.00
EF100023	18/06/26	Beinformed Group Pty Ltd T/A BeCarWise	Payroll payment	1,087.74
EF100024	18/06/26	Alluvium Consulting Australia Pty Ltd	Professional consultancy services	33,042.90
EF100025	18/06/26	Novated Lease Australia Pty Ltd	Payroll payment	1,337.11
EF100026	18/06/26	Phoslock Pty Ltd	Equipment purchases	164,010.00
EF100027	18/06/26	Marc David Cirket Ford T/A Openscope Construction	Engineering works materials	1,221.00
EF100028	18/06/26	Bicycle Network Incorporated T/A Bicycle Victoria Incorporated	Construction and civil works payments	1,705.00
EF100029	18/06/26	Chenee Alyce Kett	Library book stock and materials	488.00
EF100030	18/06/26	C.F.C. Holdings Pty Ltd T/A Construction Equipment Australia	Plant and vehicle parts and materials	3,690.09
EF100031	18/06/26	Zenith Executive Search Pty Ltd	Labour hire and temporary replacement	1,192.22
EF100032	18/06/26	FX Hanging Systems	Functions and events supplies	154.00
EF100033	18/06/26	Pumps Australia Pty Ltd	Equipment purchases	9,080.50
EF100034	18/06/26	Flare HR Pty Ltd	Payroll payment	1,686.47
EF100035	18/06/26	Thinkproject Australia Pty Ltd	Software maintenance	9,735.00
EF100036	18/06/26	Cadin Pty Ltd	Building maintenance and services	330.00
EF100037	18/06/26	SGA Roads Pty Ltd	Construction and civil works payments	22,824.03
EF100038	18/06/26	Wholesome Foods & Catering Pty Ltd T/A Epic Catering Service	Functions and events catering expenses	704.00
EF100039	18/06/26	Jane Marie Tetley T/A Intuitive Baby Massage	Marketing and promotional material	225.00
EF100040	18/06/26	Karen Cunningham T/A Blossom Books & Co	Publications	2,035.00
EF100041	18/06/26	The Trustee for Manfredini Family Trust T/A Auswest Coolroom	Functions and events marketing expenses	450.00
EF100042	18/06/26	Joshua Perrin Edwards-Arnott T/A JPA Planning	Professional consultancy services	3,696.00
EF100043	26/06/26	AlintaGas Sales Pty Ltd	Gas usage charges	411.30
EF100044	26/06/26	Australia Post	Postage and courier charges	5,315.01
EF100045	26/06/26	Battery King Australia Pty Ltd	Plant and vehicle parts and materials	328.90
EF100046	26/06/26	The Leisure Institute of WA (Aquatics) Inc.	Conference expenses	440.00
EF100047	26/06/26	Water Corporation	Water usage charges	2,886.21
EF100048	26/06/26	The Trustee for Ardence Trust	Youth and seniors community activities	760.00
EF100049	26/06/26	Telstra Limited	Office telephone and communication expenses	11,448.26
EF100050	26/06/26	CTI5 Pty Ltd T/A CTI Risk Management-Petty Cash	Petty cash reimbursement	2,293.90
EF100051	26/06/26	William Raymond Till	Professional consultancy services	830.00
EF100052	26/06/26	Marc David Cirket Ford T/A Openscope Construction	Construction and civil works payments	10,332.17
EF100053	26/06/26	Sonja Pienaar	Staff allowances and reimbursements	213.00
EF100054	26/06/26	Deborah Huff	Youth and seniors community activities	402.00
EF100055	26/06/26	Aimee Littlejohn	Staff allowances and reimbursements	1,460.48
EF100056	26/06/26	Angela Lawrence	Staff allowances and reimbursements	225.00
EF100057	26/06/26	Kristin Loh	Staff allowances and reimbursements	168.00
EF100058	26/06/26	Deanne Brescacin	Staff allowances and reimbursements	287.78
EF100059	26/06/26	Northern City Football Club	Refund bond	1,000.00
EF100060	26/06/26	Northern City Football Club	Refund bond	1,000.00
EF100061	26/06/26	Mara and Garry Ballard	Verge Garden Rebate	500.00
EF100062	26/06/26	Alpesh Devji Patel	Refund residential verge deposit	1,560.00
EF100063	26/06/26	Marina Zivkovic	Refund crossover	1,777.50
EF100064	26/06/26	North Beach Nominees Pty Ltd	Refund residential verge deposit	1,435.00
EF100065	26/06/26	Nana Asomani-Poku	Refund rates overpayment	40.65
EF100066	26/06/26	Syed Nabi	Refund bond	1,000.00
EF100067	26/06/26	William Risborough and Clare Bannister	Refund bond	500.00
EF100068	26/06/26	Yasmin Abdelgadir	Refund bond	872.20
EF100069	26/06/26	Ishar	Refund bond	49.00
EF100070	26/06/26	Debbie Swarbrick	Refund bond	550.00
EF100071	26/06/26	Russian Club - Russian Library	Refund bond	352.80
EF100072	26/06/26	MCCA Ltd	Refund bond	499.90
EF100073	26/06/26	Brayden Sims	Refund residential verge deposit	1,485.23
EF100074	25/06/26	Action Glass & Aluminium	Building supplies and hardware	576.98
EF100075	25/06/26	Arcus Refrigeration Service Pty Ltd	Equipment maintenance	359.92
EF100076	25/06/26	Campbell's Janitor Supplies Pty Ltd T/A The Goods Australia	Cleaning supplies	922.94
EF100077	25/06/26	A.K.C. Pty Ltd T/A Baileys Fertilisers	Parks and gardens materials	548.06
EF100078	25/06/26	The Trustee for the Quito Unit Trust T/A Benara Nurseries	Parks and gardens plants and trees	27,589.50
EF100079	25/06/26	Boya Equipment Pty Ltd	Plant and vehicle parts and materials	724.48
EF100080	25/06/26	Bunnings Group Ltd	Engineering works materials	4,586.47
EF100081	25/06/26	Capital Recycling	Street sweeping	16,995.00
EF100082	25/06/26	Cat Haven	Animal supplies and services	209.00
EF100083	25/06/26	Cleanaway Pty Ltd	Waste collection and hygiene services	54,187.75
EF100084	25/06/26	Winc Australia Pty Ltd	Office stationery and consumables	6,675.22
EF100085	25/06/26	Couplers Pty Ltd	Plant and vehicle parts and materials	284.02
EF100086	25/06/26	Cakes West Pty Ltd T/A Danish Patisserie	Functions and events catering expenses	291.00
EF100087	25/06/26	Eastern Metropolitan Regional Council	Waste collection and hygiene services	126,372.30
EF100088	25/06/26	Fuel Distributors of WA Pty Ltd	Fuel and oil	5,066.26
EF100089	25/06/26	Roy Galvin & Co. Pty Ltd T/A Galvins Plumbing Supplies	Building supplies and hardware	11,618.11
EF100090	25/06/26	Institute of Public Works Engineering Australasia - WA Inc.	Staff training, development and support	1,570.00
EF100091	25/06/26	Jason Signmakers	Construction and civil works payments	5,952.42
EF100092	25/06/26	Rosmech Sales & Service Pty Ltd	Plant and vehicle parts and materials	1,697.50
EF100093	25/06/26	Lock, Stock & Farrell Locksmith Pty Ltd	Building supplies and hardware	115.00
EF100094	25/06/26	Main Roads Western Australia	Construction and civil works technical support	4,710.68
EF100095	25/06/26	Sullivan Commercial Pty Ltd T/A McGees Property	Market Valuation	3,245.00
EF100096	25/06/26	McInerney Ford	Plant and vehicle parts and materials	411.80
EF100097	25/06/26	Workpower Inc	Parks and gardens contract payments	3,665.75
EF100098	25/06/26	Modern Teaching Aids Pty Ltd	Minor equipment purchase	592.79
EF100099	25/06/26	Ixom Operations Pty Ltd	Aquatic chemicals and consumables	185.49
EF100100	25/06/26	Natural Area Holdings Pty Ltd	Parks and gardens contract payments	17,123.12
EF100101	25/06/26	Officeworks Ltd T/A Officeworks	Minor equipment purchase	990.13
EF100102	25/06/26	The Trustee for the Parker Black & Forrest Unit Trust Parker Black and Forrest	Building supplies and hardware	1,240.36
EF100103	25/06/26	Reece Australia Pty Ltd T/A Reece Plumbing	Construction and civil works tools and materials	73.83
EF100104	25/06/26	GPC Asia Pacific Pty Ltd T/A Repco	Plant and vehicle parts and materials	595.84
EF100105	25/06/26	Daine Batchelor T/A Tintworks Morley	Plant and vehicle parts and materials	350.00
EF100106	25/06/26	Brady Australia Pty Ltd T/A Seton Australia	Minor equipment purchase	675.88
EF100107	25/06/26	Sports Turf Technology Pty Ltd	Parks and gardens contract payments	22,622.79
EF100108	25/06/26	St John Ambulance Western Australia Ltd	Staff training, development and support	89.00
EF100109	25/06/26	Judroc Pty Ltd T/A The Watershed Water Systems	Parks and gardens reticulation repairs and upgrades	379.93
EF100110	25/06/26	Total Packaging (WA) Pty Ltd	Animal supplies and services	3,520.00

Reference Payments	Date	Creditor Name	Invoice details	Amount Paid $
EF100111	25/06/26	Tocojepa Pty Ltd T/A T-Quip	Plant and vehicle parts and materials	714.81
EF100112	25/06/26	Landgate	Title search	293.40
EF100113	25/06/26	Wanneroo Agricultural Machinery	Plant and vehicle parts and materials	1,155.13
EF100114	25/06/26	J.D Caffey & Caffey Family Trust T/A Westbooks	Library book stock and materials	585.24
EF100115	25/06/26	Workclobber Trust & Lindal Family Trust T/A Work Clobber	Staff uniforms and protective equipment	698.40
EF100116	25/06/26	Statewide Cleaning Supplies Pty Ltd	Cleaning supplies	3,093.42
EF100117	25/06/26	Nestle Australia Ltd	Staff amenities	115.50
EF100118	25/06/26	Hays Specialist Recruitment (Aust) Pty Ltd	Labour hire and temporary replacement	10,176.14
EF100119	25/06/26	A1 Locksmiths	Key / lock services	2,733.15
EF100120	25/06/26	The Trustee for KMW Unit Trust T/A Protective Cases	Minor equipment purchase	935.00
EF100121	25/06/26	Heidelberg Materials Australia Pty Ltd	Engineering works materials	352.13
EF100122	25/06/26	DFS Industrial & Environmental Services Pty Ltd T/A Drainflow Services	Parks and gardens contract payments	6,770.50
EF100123	25/06/26	Insight Enterprises Australia Pty Ltd	Software maintenance	32,967.57
EF100124	25/06/26	WC Convenience Management Pty Ltd T/A WC Innovations	Building maintenance and services	3,014.99
EF100125	25/06/26	The Trustee for The Dolphin-Spencer Family Trust T/A DS Workwear & Safety	Minor equipment purchase	2,790.00
EF100126	25/06/26	Blue Force Pty Ltd	Equipment maintenance	3,280.20
EF100127	25/06/26	Rynat Industries Australia Pty Ltd T/A Rynat Industries Australia	Equipment purchases	2,611.51
EF100128	25/06/26	Look Brilliant Pty Ltd	Volunteer reimbursements and expenses	571.34
EF100129	25/06/26	Holcim (Australia) Pty Ltd T/A Humes	Engineering works materials	2,541.99
EF100130	25/06/26	JB Hi-Fi Group Pty Ltd	Minor equipment purchase	1,357.29
EF100131	25/06/26	Pulse Locating	Underground Scanning	11,275.00
EF100132	25/06/26	The Trustee For Jones Family Trust T/A Access Rentals	Equipment hire	517.00
EF100133	25/06/26	ALS Library Services Pty Ltd	Library book stock and materials	54.70
EF100134	25/06/26	Baycorp (WA) Pty Ltd	Legal expenses and court costs	100.00
EF100135	25/06/26	Abco Products Pty Ltd	Cleaning supplies	4,765.00
EF100136	25/06/26	Bridgestone Aust Ltd	Plant and vehicle parts and materials	595.98
EF100137	25/06/26	Corsign WA Pty Ltd	Signage and banners	2,764.85
EF100138	25/06/26	The Trustee for the Ingwelala Trust T/A Westoz Food Distributors	Kiosk stock	2,699.81
EF100139	25/06/26	Lobel Group Pty Ltd	Equipment hire	3,961.10
EF100140	25/06/26	D.A. Christie Pty Ltd	Building supplies and hardware	1,744.60
EF100141	25/06/26	Dowsing Group Pty Ltd	Parks and gardens contract payments	22,153.13
EF100142	25/06/26	E Fire & Safety	Fire suppression and alarm monitoring	8,351.74
EF100143	25/06/26	ADT Security	Buildings and events security expenses	307.13
EF100144	25/06/26	Genesis Accounting	Fees and charges	28,600.00
EF100145	25/06/26	The Trustee for Aberhart & Rajoo Unit Trust T/A W.A. Cleaning Equipment Repairs	Building supplies and hardware	613.75
EF100146	25/06/26	The Trustee for The McCartney Family Trust T/A Kerb Doctor	Construction and civil works payments	846.40
EF100147	25/06/26	Perth Energy Pty Ltd T/A Goldfields Energy	Gas usage charges	17,688.14
EF100148	25/06/26	The Trustee for S & H Unit Trust T/A Stewart & Heaton Clothing Co Pty Ltd	Staff uniforms and protective equipment	1,542.75
EF100149	25/06/26	Morley Mower Centre	Minor equipment purchase	691.30
EF100150	25/06/26	Sonic Health Plus Pty Ltd	Medical services and materials	2,081.20
EF100151	25/06/26	Boilertronix	Building maintenance and services	11,287.19
EF100152	25/06/26	Pump Control Systems	Parks and gardens reticulation repairs and upgrades	9,949.01
EF100153	25/06/26	Aquamonix Pty Ltd	Parks and gardens contract payments	328.90
EF100154	25/06/26	Abaxa	Construction and civil works technical support	1,336.79
EF100155	25/06/26	Pirtek Malaga	Plant and vehicle parts and materials	990.15
EF100156	25/06/26	Contra-flow Pty Ltd	Traffic management	16,531.06
EF100157	25/06/26	West Coast Spring Water Pty Ltd T/A Aussie Natural Spring Water	Staff amenities	129.96
EF100158	25/06/26	Woolworths Group Limited	Functions and events catering expenses	235.06
EF100159	25/06/26	Linemarking WA Pty Ltd	Parking bays marking	6,079.70
EF100160	25/06/26	Living Turf	Parks and gardens materials	38,942.20
EF100161	25/06/26	Officeasy Pty Ltd T/A McLernons Business Base	Building maintenance and services	988.00
EF100162	25/06/26	The trustee for Grano Unit Trust T/A Grano Direct	Engineering works materials	48.54
EF100163	25/06/26	The Trustee for Ransberg Unit Trust T/A WA Premix	Engineering works materials	283.94
EF100164	25/06/26	The Trustee for Alba Unit Trust T/A Quality Press	Signage and banners	217.80
EF100165	25/06/26	GFG Temporary Assist	Labour hire and temporary replacement	16,779.13
EF100166	25/06/26	Advance Press (2013) Pty Ltd	Publications	14,679.50
EF100167	25/06/26	Evenflow Irrigation	Parks and gardens reticulation repairs and upgrades	1,870.00
EF100168	25/06/26	Mader Contracting Pty Ltd	Labour hire and temporary replacement	20,270.25
EF100169	25/06/26	IRP Pty Ltd	Labour hire and temporary replacement	4,306.50
EF100170	25/06/26	The Trustee for the O'Grady Family Trust Efficient Site Services	Construction and civil works payments	2,860.00
EF100171	25/06/26	Fresh Fields Management (Mertome Village) Pty Ltd	Parks and gardens contract payments	10,553.49
EF100172	25/06/26	Carol Foley	Youth and seniors community activities	340.00
EF100173	25/06/26	Prestige Property Maintenance Pty Ltd	Parks and gardens contract payments	76,200.58
EF100174	25/06/26	Bucher Municipal Pty Ltd	Plant and vehicle parts and materials	1,531.33
EF100175	25/06/26	MPK Tree Management Pty Ltd T/A MPK Tree Services	Parks and gardens tree pruning and assoc. services	27,553.77
EF100176	25/06/26	Environmental Industries Pty Ltd	Parks and gardens contract payments	38,549.52
EF100177	25/06/26	Refresh Waters Pty Ltd	Functions and events catering expenses	115.00
EF100178	25/06/26	Twins (WA) Pty Ltd	Functions and events catering expenses	194.00
EF100179	25/06/26	Boyan Electrical Services	Electrical installation and repair	34,139.58
EF100180	25/06/26	Ricoh Australia Pty Ltd	Photocopying contract charges	3,147.95
EF100181	25/06/26	Combat Clothing Australia Pty Ltd	Staff training, development and support	1,666.50
EF100182	25/06/26	Exbo Signage and Digital Pty Ltd T/A Bokay Signage	Signage and banners	2,651.72
EF100183	25/06/26	Auscontact Association Ltd	Memberships and subscriptions	450.00
EF100184	25/06/26	Joseph Aloysius Camilleri T/A Pave Art	Building maintenance and services	2,365.00
EF100185	25/06/26	AAAC Towing Pty Ltd	Vehicle towing	1,482.80
EF100186	25/06/26	Arbor West Pty Ltd T/A Classic Tree Services	Parks and gardens tree pruning and assoc. services	6,710.00
EF100187	25/06/26	The Trustee for Silverspring Trust T/A T J Depiazzi & Sons	Parks and gardens contract payments	8,870.83
EF100188	25/06/26	VendorPanel	Memberships and subscriptions	24,929.30
EF100189	25/06/26	CNW Pty Ltd	Building supplies and hardware	1,496.05
EF100190	25/06/26	Nami Osaki	Youth and seniors community activities	1,350.00
EF100191	25/06/26	BioBag World Australia Pty Ltd	Waste collection and hygiene services	2,904.00
EF100192	25/06/26	Soils Aint Soils Pty Ltd	Parks and gardens materials	1,379.40
EF100193	25/06/26	IWM (PBH) Pty Ltd T/A Perth Bin Hire	Waste collection and hygiene services	1,225.23
EF100194	25/06/26	AMS Technology Group Pty Ltd	Building maintenance and services	306.41
EF100195	25/06/26	E.E. Muir & Sons Pty Ltd	Parks and gardens materials	957.00
EF100196	25/06/26	Zenith Corporation Australia Pty Ltd T/A Elite Office Furniture	Kiosk stock	2,010.52
EF100197	25/06/26	Brownes Foods Operations Pty Ltd	Staff amenities	152.49
EF100198	25/06/26	Team Global Express Pty Ltd T/A IPEC	Postage and courier charges	356.10
EF100199	25/06/26	Business News Pty Ltd	Memberships and subscriptions	4,400.00
EF100200	25/06/26	Artref Pty Ltd	Printing and graphic design expenses	1,551.70
EF100201	25/06/26	WPC Group Ltd	Labour hire and temporary replacement	7,943.82
EF100202	25/06/26	Tyrecycle Pty Ltd	Waste collection and hygiene services	1,346.76
EF100203	25/06/26	Tool Kit Depot	Minor equipment purchase	4,109.49
EF100204	25/06/26	AA Collard Pty Ltd T/A Garden Care West (WA)	Parks and gardens contract payments	330.00
EF100205	25/06/26	Flexi Staff Group Pty Ltd	Labour hire and temporary replacement	1,606.17
EF100206	25/06/26	Maylands Historical and Peninsula Association Inc	Youth and seniors community activities	50.00
EF100207	25/06/26	Miltom Pty Ltd T/A Classic Hire	Equipment hire	2,510.01
EF100208	25/06/26	TJ & RJ Sellick Pty Ltd T/A Lawn Doctor Turf Solutions	Parks and gardens plants and trees	15,323.03
EF100209	25/06/26	Christopher Mark Bayley T/A CRPM Services High Pressure Cleaning	Graffiti removal	3,470.50
EF100210	25/06/26	The Trustee for Maj Trust T/A Sheridan's	Staff uniforms and protective equipment	845.30
EF100211	25/06/26	Specialist Trailer Builders Pty T/A OMB WA	Plant and vehicle parts and materials	4,279.00
EF100212	25/06/26	Orikan Group Pty Ltd T/A Cities Technology Solutions	Memberships and subscriptions	4,747.96
EF100213	25/06/26	Perth Medical VouInteers Inc	Medical services and materials	743.60
EF100214	25/06/26	The Trustee for The Critters Trust T/A Critters Up Close	Grants and funding	1,845.00
EF100215	25/06/26	Australian Agribusiness (Holdings) Pty Ltd T/A Nuturf	Parks and gardens materials	1,155.00
EF100216	25/06/26	The Trustee for K & C Famiy Trust T/A Prime Trophies	Awards and scholarships	150.00
EF100217	25/06/26	Techworks Plumbing Pty Ltd Techworks Plumbing Pty Ltd	Construction and civil works payments	20,600.70
EF100218	25/06/26	The Trustee for The Bailey Family Trust T/A Top of the Ladder Gutter Cleaning	Cleaning services	7,392.00
EF100219	25/06/26	Arbor Centre Group Pty Ltd	Parks and gardens contract payments	2,065.47
EF100220	25/06/26	Leonie Helen Thompson T/A The Poster Girls	Publications	264.00
EF100221	25/06/26	RTV Computers Pty Ltd	Minor equipment purchase	8,704.30
EF100222	25/06/26	CyberCX Pty Ltd	Software maintenance	19,327.57

Reference	Date	Creditor Name	Invoice details	Amount Paid
Payments				**$**
EF100223	25/06/26	The Trustee for The Broomhead Family Trust T/A The Broomhead Family Trust	Parks and gardens contract payments	3,465.00
EF100224	25/06/26	Lizo Pty Ltd T/A Stihl Shop Osborne Park	Minor equipment purchase	2,149.25
EF100225	25/06/26	Excel Consulting Solutions Pty Ltd T/A Nexacu	Staff training, development and support	55.00
EF100226	25/06/26	The Trustee For Vegetable Village Trust T/A Family Mealtime	Community engagement framework	1,210.00
EF100227	25/06/26	Pui Yan Lau T/A Vai Yoga	Youth and seniors community activities	1,080.00
EF100228	25/06/26	EVE Australia Pty Ltd T/A EVSE Australia	Construction and civil works payments	522.50
EF100229	25/06/26	Omnicom Media Group Australia Pty Ltd	Advertising public notices	4,786.66
EF100230	25/06/26	Bus Charters Perth Pty Ltd	Marketing and promotional material	480.00
EF100231	25/06/26	JEC Holdings WA Pty Ltd T/A CAI Fences	Fencing	6,014.80
EF100232	25/06/26	Carpet Fair Pty Ltd T/A City Commercial Floorcoverings	Building maintenance and services	5,004.40
EF100233	25/06/26	The Trustee For the Dry Cleaning Family Trust T/A New Look Dry Cleaners Morley	Cleaning services	1,152.25
EF100234	25/06/26	Fortis Security Pty Ltd	Equipment purchases	149,045.12
EF100235	25/06/26	The Trustee for L Jeffrey Family Trust T/A Cockburn Party Hire	Equipment hire	6,346.20
EF100236	25/06/26	McLeods Lawyers Pty Ltd	Legal expenses and court costs	12,525.59
EF100237	25/06/26	On Point Corporation Pty Ltd T/A Total Chlorine Solutions	Staff training, development and support	1,650.00
EF100238	25/06/26	Source Machinery Pty Ltd	Plant and vehicle parts and materials	676.19
EF100239	25/06/26	Programmed Property Services Pty Ltd	Building maintenance and services	1,268.87
EF100240	25/06/26	CDM Australia Pty Ltd	Equipment purchases	23,675.48
EF100241	25/06/26	Cohera-Tech Pty Ltd	Memberships and subscriptions	633.42
EF100242	25/06/26	The Trustee for Shanson Gilmore Family Trust T/A Zanzara	Environmental health services and supplies	473.00
EF100243	25/06/26	Natasha Gayle Birch T/A Brainbox Marketing	Market Valuation	1,705.00
EF100244	25/06/26	Zenith Executive Search Pty Ltd	Labour hire and temporary replacement	596.11
EF100245	25/06/26	Stacey Marie Goodall T/A All Good Grub	Functions and events catering expenses	528.55
EF100246	25/06/26	Robyn Aroha Hills T/A Zumba Gold Instructor	Youth and seniors community activities	480.00
EF100247	25/06/26	Windcave Pty Ltd T/A Windcave Australia	Fees and charges	181.50
EF100248	25/06/26	The Trustee for Makrav Trading Trust T/A Urenco Supplies	Engineering works materials	570.24
EF100249	25/06/26	Coldtrek WA Pty Ltd	Kiosk stock	995.50
EF100250	25/06/26	Watchtower Security Pty Ltd	Equipment maintenance	869.00
EF100251	25/06/26	The Trustee for Alan Lo Unit Trust Dawn Express Partitioning and Construction Pty Ltd	Construction and civil works payments	63,018.15
EF100252	25/06/26	Head Oceania Pty Ltd T/A Zoggs Australia	Kiosk stock	3,533.75
EF100253	25/06/26	Leverock Pty Ltd T/A Sportsworld of WA	Kiosk stock	59.40
EF100254	25/06/26	Hytech Solutions Pty Ltd	Environmental health services and supplies	1,000.00
EF100255	25/06/26	Lisa Katherine Driehuis T/A Chair Dancing Perth	Youth and seniors community activities	560.00
EF100256	25/06/26	Sports Surfaces Group Pty Ltd	Equipment repairs	56,716.00
EF100257	25/06/26	Deborah Anne Eldridge	Youth and seniors community activities	650.00
EF100258	25/06/26	TKPH Pty Ltd T/A OTR Tyres	Plant and vehicle repairs	3,231.27
EF100259	25/06/26	The Trustee for Cookers Trust T/A Cookers Bulk Oil System	Kiosk stock	1,482.98
EF100260	25/06/26	Acacia Connection Pty Ltd	Staff training, development and support	4,338.40
EF100261	25/06/26	Wholesome Foods & Catering Pty Ltd T/A Epic Catering Service	Functions and events catering expenses	577.70
EF100262	25/06/26	Gresley Abas Pty Ltd T/A Gresley Abas	Professional consultancy services	28,824.95
EF100263	25/06/26	Bigredsky Pty Ltd	Memberships and subscriptions	30,091.18
EF100264	25/06/26	Create8 Pty Ltd T/A IronClad WA	Equipment purchases	24,530.00
EF100265	25/06/26	Danielle Lee Oakman	Marketing and promotional material	875.65
EF100266	30/06/26	Australia Post	Postage and courier charges	8,734.37
EF100267	30/06/26	Cleanaway Pty Ltd	Waste collection and hygiene services	517,829.02
EF100268	30/06/26	Michelle Louise Sutherland	Councillor allowances and reimbursements	3,203.82
EF100269	30/06/26	Filomena Piffaretti	Councillor allowances and reimbursements	12,922.91
EF100270	30/06/26	Elli Petersen-Pik	Councillor allowances and reimbursements	5,268.10
EF100271	30/06/26	Steven George Ostaszewskyj	Councillor allowances and reimbursements	3,203.82
EF100272	30/06/26	Nat Latter	Councillor allowances and reimbursements	3,129.35
EF100273	30/06/26	Kim Huynh Ngo	Staff allowances and reimbursements	1,037.00
EF100274	30/06/26	Anthony Pittaway	Councillor allowances and reimbursements	3,062.36
EF100275	30/06/26	Donovan MacDonald	Councillor allowances and reimbursements	2,920.89
EF100276	30/06/26	Cale Shaun Black	Councillor allowances and reimbursements	3,062.36
EF100277	30/06/26	Calla Loiacono	Councillor allowances and reimbursements	3,062.36
				9,404,327.08
Cancelled Payments				
EF099740	22/06/26	Northern City Football Club		-1,000.00
EF099742	22/06/26	Northern City Football Club		-1,000.00
				-2,000.00

City of Bayswater

List of Payment - Trust
for the period 1 June 2026 to 30 June 2026

Reference	*Date*	*Creditor Name*	*Invoice details*	*Amount Paid*
Payments				**$**
EF099713	11/06/26	Building & Construction Industry Training Board	Construction Training Fund Levy	9,244.57
EF099714	11/06/26	Department of Local Government, Industry Regulation and Safe	Refund BSL	44,373.01
EF099715	11/06/26	D and F Krishnan		61.65
EF099716	11/06/26	Jai Bartlett		61.65
EF099717	11/06/26	101 Residential		951.25
				54,692.13

City of Bayswater

Corporate Credit Card Transactions
for the period 29 May 2026 to 29 June 2026

Date	Supplier	Description		Amount $
Chief Executive Officer				
29/05/26	Uber	Travel expenses		26.83
29/05/26	Hear This Coffee House	Food and drinks		10.80
03/06/26	City of Vincent	Parking fees		3.50
03/06/26	Lilyvale Hotel	Conference expenses		324.90
03/06/26	Lilyvale Hotel	Conference expenses		324.90
03/06/26	Swan Chamber of Commerce	Conference expenses		120.00
03/06/26	Servo Leederville	Food and drinks		114.25
04/06/26	Town of Cambridge	Parking fees		3.95
04/06/26	Qantas	Travelling expenses		1,300.36
04/06/26	Qantas	Travelling expenses		1,300.36
08/06/26	Uber	Travel expenses		19.37
08/06/26	Uber	Travel expenses		18.49
08/06/26	Nic and Kolo	Food and drinks		16.68
08/06/26	Bassendean Hotel	Food and drinks		92.10
15/06/26	ChatGPT	Memberships and subscriptions		28.77
15/06/26	CPP Convention Centre	Parking fees		21.20
18/06/26	Uber	Travel expenses		12.84
18/06/26	Uber	Travel expenses		11.42
22/06/26	Green Street Café	Food and drinks		11.95
22/06/26	ATI-Mirage Training	Staff training, development and support		1,764.00
24/06/26	Zoom	Memberships and subscriptions		28.59
29/06/26	WA News	Memberships and subscriptions		96.00
			Card Total	5,651.26
Director Community Services				
04/06/26	Twilio	Memberships and subscriptions		139.83
05/06/26	Chatsworth Flowers	Gifts and presentations		99.00
08/06/26	Gaming and Wagering Commission	Functions and events entertainment expenses		87.50
09/06/26	Uber Giftcard	Gifts and presentations		100.00
09/06/26	Planning Institute Australia	Memberships and subscriptions		762.00
09/06/26	Boxt	Gifts and presentations		128.00
11/06/26	Grind	Staff allowances and reimbursements		59.51
15/06/26	DigiCert	Memberships and subscriptions		2,223.54
17/06/26	Coles	Gifts and presentations		200.00
29/06/26	Eventbrite	Memberships and subscriptions		22.04
29/06/26	Bayswater Motel	Staff allowances and reimbursements		322.77
			Card Total	4,144.19
Director Corporate Services				
29/05/26	Harvey Norman	Minor equipment purchase		65.90
01/06/26	Meta Platforms Ireland Ltd T/A Facebook	Marketing and promotional material		871.00
05/06/26	Create Send	Memberships and subscriptions		721.60
09/06/26	Qantas	Travelling expenses		979.44
09/06/26	Dropbox	Marketing and promotional material		306.90
12/06/26	Disc Profile	Staff training, development and support		3,597.17
15/06/26	Meta Platforms Ireland Ltd T/A Facebook	Marketing and promotional material		759.43
16/06/26	WA News	Memberships and subscriptions		32.00
16/06/26	The Outdoor Gear	Staff training, development and support		159.60
16/06/26	Silly Goose Café	Food and drinks		105.56
17/06/26	Caspian Inglewood	Food and drinks		15.38
19/06/26	iStock	Marketing and promotional material		623.70
22/06/26	Meta Platforms Ireland Ltd T/A Facebook	Marketing and promotional material		871.00
22/06/26	Create Send	Memberships and subscriptions		361.90
23/06/26	Queens Tavern	Food and drinks		215.00
25/06/26	Adobe Exchange	Memberships and subscriptions		151.80
26/06/26	Krispy Kreme	Food and drinks		149.85
			Card Total	9,987.23
Director Infrastructure & Assets				
04/06/26	Humanitix	Staff training, development and support		(275.00)
05/06/26	Rawlinsons	Book purchases		650.00
10/06/26	Acculine Pty Ltd	Construction and civil works tools and materials		2,657.27
10/06/26	Fastfield	Memberships and subscriptions		108.17
15/06/26	ChatGPT	Memberships and subscriptions		28.77
			Card Total	3,169.21
			Grand Total	**22,951.89**

City of Bayswater

List of Corporate Purchase Card Transactions
for the period 1 June 2026 to 30 June 2026

Date	Description		Amount $
Bunnings Group Ltd			
3686			
06/05/26	Minor equipment purchase		238.94
08/05/26	Minor equipment purchase		4.68
14/05/26	Parks and gardens materials		37.00
21/05/26	Minor equipment purchase		50.87
27/05/26	Parks and gardens materials		89.80
27/05/26	Parks and gardens materials		273.12
		Sub Total	694.41
4470			
27/05/26	Building supplies and hardware		24.52
		Sub Total	24.52
9176			
12/05/26	Minor equipment purchase		78.04
13/05/26	Building supplies and hardware		50.03
14/05/26	Minor equipment purchase		43.39
15/05/26	Building supplies and hardware		53.15
19/05/26	Building supplies and hardware		188.30
21/05/26	Building supplies and hardware		66.68
22/05/26	Building supplies and hardware		24.64
22/05/26	Building supplies and hardware		116.07
27/05/26	Building supplies and hardware		76.97
29/05/26	Building supplies and hardware		44.41
		Sub Total	741.68
7788			
18/05/26	Minor equipment purchase		112.31
28/05/26	Minor equipment purchase		1,837.06
		Sub Total	1,949.37
0012			
08/05/26	Equipment maintenance		36.40
08/05/26	Equipment maintenance		10.78
		Sub Total	47.18
7447			
20/05/26	Minor equipment purchase		38.44
26/05/26	Parks and gardens materials		51.92
		Sub Total	90.36
2706			
15/05/26	Aquatic chemicals and consumables		67.99
19/05/26	Aquatic chemicals and consumables		178.06
		Sub Total	246.05
5762			
06/05/26	Engineering works materials		133.38
08/05/26	Engineering works materials		130.69
11/05/26	Engineering works materials		5.99
12/05/26	Engineering works materials		29.16
12/05/26	Engineering works materials		111.98
14/05/26	Engineering works materials		120.54
15/05/26	Engineering works materials		98.29
22/05/26	Minor equipment purchase		15.66
27/05/26	Plant and vehicle parts and materials		106.55
29/05/26	Minor equipment purchase		65.93
		Sub Total	818.17
5719			
21/05/26	Building supplies and hardware		55.02
		Sub Total	55.02

Date	Description		Amount $
8394			
25/05/26	Minor equipment purchase		10.40
		Sub Total	10.40
4766			
26/05/26	Parks and gardens materials		60.87
02/06/26	Parks and gardens materials		189.19
02/06/26	Parks and gardens materials		249.30
02/06/26	Parks and gardens materials		249.30
02/06/26	Parks and gardens materials		131.20
02/06/26	Parks and gardens materials		124.50
02/06/26	Parks and gardens materials		126.92
		Sub Total	1,131.28
0125			
06/05/26	Building supplies and hardware		123.00
		Sub Total	123.00
1238			
12/05/26	Engineering works materials		32.91
13/05/26	Engineering works materials		384.39
14/05/26	Engineering works materials		218.96
14/05/26	Engineering works materials		25.36
16/05/26	Engineering works materials		27.58
21/05/26	Engineering works materials		68.54
28/05/26	Engineering works materials		138.37
29/05/26	Engineering works materials		103.61
		Sub Total	999.72
6649			
06/05/26	Equipment maintenance		49.38
19/05/26	Aquatic chemicals and consumables		62.67
27/05/26	Equipment maintenance		147.18
		Sub Total	259.23
8073			
13/05/26	Minor equipment purchase		74.37
14/05/26	Minor equipment purchase		45.68
14/05/26	Building supplies and hardware		75.61
15/05/26	Building supplies and hardware		176.80
18/05/26	Building supplies and hardware		461.87
18/05/26	Building supplies and hardware		25.37
21/05/26	Building supplies and hardware		46.41
25/05/26	Building supplies and hardware		14.74
25/05/26	Building supplies and hardware		377.36
26/05/26	Building supplies and hardware		59.69
02/06/26	Building supplies and hardware		67.71
02/06/26	Building supplies and hardware		50.26
		Sub Total	1,475.87
0999			
21/05/26	Building supplies and hardware		21.95
25/05/26	Building supplies and hardware		28.38
		Sub Total	50.33
0099			
07/04/26	Environmental health services and supplies		44.85
19/05/26	Environmental health services and supplies		66.76
		Sub Total	111.61
9220			
01/04/26	Minor equipment purchase		199.00
		Sub Total	199.00
		Bunnings Group Ltd Total	**9,027.20**

Date	Description		Amount $
BP Australia Pty Ltd			
0090			
08/05/26	Fuel and oil for council fleet		162.13
15/05/26	Fuel and oil for council fleet		133.98
22/05/26	Fuel and oil for council fleet		109.96
30/05/26	Fuel and oil for council fleet		163.47
		Sub Total	569.54
0116			
30/04/26	Fuel and oil for council fleet		79.79
24/05/26	Fuel and oil for council fleet		92.22
		Sub Total	172.01
0124			
16/05/26	Fuel and oil for council fleet		78.50
30/05/26	Fuel and oil for council fleet		40.51
		Sub Total	119.01
0173			
06/05/26	Fuel and oil for council fleet		76.59
27/05/26	Fuel and oil for council fleet		83.35
		Sub Total	159.94
0199			
06/05/26	Fuel and oil for council fleet		51.51
24/05/26	Fuel and oil for council fleet		98.19
		Sub Total	149.70
0207			
03/05/26	Fuel and oil for council fleet		63.77
09/05/26	Fuel and oil for council fleet		60.89
14/05/26	Fuel and oil for council fleet		61.11
18/05/26	Fuel and oil for council fleet		50.49
23/05/26	Fuel and oil for council fleet		51.79
28/05/26	Fuel and oil for council fleet		54.29
		Sub Total	342.34
0223			
20/05/26	Fuel and oil for council fleet		68.44
		Sub Total	68.44
0231			
06/05/26	Fuel and oil for council fleet		214.71
10/05/26	Fuel and oil for council fleet		182.12
25/05/26	Fuel and oil for council fleet		249.91
		Sub Total	646.74
2547			
02/05/26	Fuel and oil for council fleet		69.96
08/05/26	Fuel and oil for council fleet		70.29
12/05/26	Fuel and oil for council fleet		63.54
18/05/26	Fuel and oil for council fleet		70.50
25/05/26	Fuel and oil for council fleet		72.79
		Sub Total	347.08
6571			
09/05/26	Fuel and oil for council fleet		56.01
20/05/26	Fuel and oil for council fleet		78.01
		Sub Total	134.02
1506			
01/05/26	Fuel and oil for council fleet		97.07
21/05/26	Fuel and oil for council fleet		104.77
		Sub Total	201.84
		BP Australia Pty Ltd Total	**2,910.66**
		Grand Total	**11,937.86**

Note: The above payments have been included in payments from the Municipal Account.

City of Bayswater

Electronic Fund Transfers
for the period 1 June 2026 to 30 June 2026

Date	Description	Amount
		$
01/06/26	NAB connect fee	359.53
02/06/26	New term deposit	850,000.00
04/06/26	NAB batch fee	0.15
05/06/26	Secure pay merchant fee	1,933.94
05/06/26	Secure pay merchant fee	23.18
05/06/26	Secure pay merchant fee	9.50
09/06/26	New term deposit	500,000.00
10/06/26	Wages	1,201,548.51
16/06/26	New term deposit	2,000,000.00
16/06/26	New term deposit	900,000.00
18/06/26	NAB batch fee	0.15
22/06/26	NAB account fee	30.14
24/06/26	Wages	1,228,335.17
30/06/26	New term deposit	2,500,000.00
30/06/26	New term deposit	600,000.00
30/06/26	NAB bpay charge	691.50
30/06/26	NAB merchant fee	1,234.19
30/06/26	NAB merchant fee	592.71
30/06/26	NAB merchant fee	483.03
30/06/26	NAB merchant fee	158.35
30/06/26	NAB merchant fee	60.52
30/06/26	NAB merchant fee	47.29
	Total	**9,785,507.86**

10.2.3 Investment Report for the Period Ended 30 June 2026

Responsible Branch:	Financial Services
Responsible Directorate:	Corporate Services
Authority/Discretion:	Information Purposes
Voting Requirement:	Simple Majority Required
Attachments:	1. Investment Register [**10.2.3.1** - 1 page] 2. Investment Summary [**10.2.3.2** - 1 page] 3. Investment Portfolio [**10.2.3.3** - 1 page]
Officer Declaration:	*The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.*

This item does not contain any information that is considered confidential in accordance with Section 5.23 of the Local Government Act 1995.

SUMMARY

This report presents the City's Investment Portfolio for the period ended 30 June 2026.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

That Council receives the Investment Portfolio Report for the period ended 30 June 2026 with investments totalling $90,775,045.56.

Cr Michelle Sutherland Moved, Cr Calla Loiacono Seconded

CARRIED UNANIMOUSLY BY EXCEPTION (EN-BLOC): 8/0

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, Cr Steven Ostaszewskyj, Cr Anthony Pittaway, Cr Michelle Sutherland, Cr Nat Latter, Cr Elli Petersen-Pik - Deputy Mayor and Cr Cale Black.***

Against: ***Nil.***

BACKGROUND

The purpose of this report is for Council to note the Investment Portfolio detailed in **Attachments 1, 2 and 3**.

In accordance with Regulation 34 of the *Local Government (Financial Management) Regulations 1996,* a monthly report on the City's Investment Portfolio is to be presented to Council.

The City's Investment Policy details the way the City is to manage the investment portfolio ensuring:

- a high level of security;
- an adequate level of diversification to spread risk; and
- sufficient liquidity to meet all reasonably-anticipated cash flow requirements (ready access to funds for daily requirements).

The City's investment portfolio (**Attachments 1, 2 and 3**) is spread across several financial institutions in accordance with the risk management guidelines as contained in the policy.

- Maximum Risk Exposure - The City policy sets a portfolio credit framework which limits the credit exposure of the City's investment to the following Standard & Poor's (S&P) rated banking institutions.

S&P Long-Term Rating	S&P Short-Term Rating	Maximum Risk Limit % Credit Rating
AAA	A-1+	100%
AA	A-1	100%
A	A-2	80%

This report is intended to not only meet the City's regulatory and policy obligations, but also to summarise how the City's funds have been invested and with which financial institution.

EXTERNAL CONSULTATION

Not applicable.

OFFICER'S COMMENTS

Total investments for the period ended 30 June 2026 were $90,775,045.56.

Of the total investment portfolio, $70,315,532.58 is internally restricted and $2,077,343.86 externally restricted, to satisfy the City's legislative responsibilities and to set aside funds for future projects. The balance of the investment funds represents working capital and funding required for the City's 2025/26 operating and capital expenditure requirements.

LEGISLATIVE COMPLIANCE

Investment Policy applies. It is noted that the City currently has 8.6% in fossil fuel free investments.

RISK MANAGEMENT CONSIDERATION

The table below shows the level of risk for each impact category, if the officer's recommendation is not adopted by the Council.

Impact Category	Appetite	Risk Rating
Workplace, Health and Safety	Low	Low
Financial	Medium	Low
Reputation and Stakeholders	Medium	Medium
Service Delivery	Medium	Low
Environment	Low	Low
Governance and Compliance	Low	Low
Strategic Risk	SR06 - City does not have the adequate financial capacity to deliver planned services and maintain assets.	

FINANCIAL IMPLICATIONS

Income earned from investments is recognised in the City's financial statements.

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Council Plan 2025-2035, the following applies:

Key Result Area:	Leadership and Governance
Outcome 5.2	Stakeholder Leadership
Objective 5.2.1	Communicate and engage effectively to empower civic participation.

CONCLUSION

That Council receives the Investment Portfolio Report for the period ended 30 June 2026 with investments totalling $90,775,045.56.

City of Bayswater
Investment Register
Balance as at 30 June 2026

Investment Number	Bank	Lodgement Date	Maturity Date	Rate %	Principal $	Accrued Interest $	Maturity Interest $	Maturity Amount $
201246	National Australia Bank	24/03/26	07/07/26	4.93	2,000,000.00	26,473.42	28,364.38	2,028,364.38
201254	Commonwealth Bank	05/05/26	07/07/26	4.76	700,000.00	5,112.11	5,751.12	705,751.12
201253	National Australia Bank	28/04/26	14/07/26	4.75	900,000.00	7,378.77	9,018.49	909,018.49
201256	Commonwealth Bank	26/05/26	14/07/26	4.76	500,000.00	2,282.19	3,195.07	503,195.07
201228	Suncorp Bank	13/01/26	21/07/26	4.52	2,700,000.00	56,171.84	63,193.32	2,763,193.32
201255	National Australia Bank	19/05/26	28/07/26	4.84	1,000,000.00	5,569.32	9,282.19	1,009,282.19
201257	National Australia Bank	02/06/26	28/07/26	4.62	850,000.00	3,012.49	6,024.99	856,024.99
201258	Commonwealth Bank	09/06/26	04/08/26	4.63	500,000.00	1,331.92	3,551.78	503,551.78
201259	Commonwealth Bank	16/06/26	04/08/26	4.77	2,000,000.00	3,659.18	12,807.12	2,012,807.12
201260	Commonwealth Bank	16/06/26	11/08/26	4.82	900,000.00	1,663.89	6,655.56	906,655.56
201266	Bank of Queensland	30/06/26	11/08/26	4.30	600,000.00	-	2,968.77	602,968.77
201267	Bank of Queensland	30/06/26	18/08/26	4.30	2,500,000.00	-	14,431.51	2,514,431.51
201222	Westpac Bank	16/12/25	25/08/26	4.59	2,332,169.12	57,482.54	73,906.12	2,406,075.24
201223	Westpac Bank	16/12/25	25/08/26	4.59	900,000.00	22,182.90	28,520.88	928,520.88
Muni General Funds Total					**18,382,169.12**	**192,320.57**	**267,671.30**	**18,649,840.42**
201200	Westpac Bank	07/10/25	04/08/26	4.30	3,552,172.15	111,314.37	125,961.00	3,678,133.15
201217	Bank of Queensland	26/11/25	18/08/26	4.27	2,316,434.30	58,534.07	71,812.64	2,388,246.94
201210	National Australia Bank	28/10/25	25/08/26	4.15	591,160.46	16,467.46	20,231.45	611,391.91
201218	Commonwealth Bank	26/11/25	01/09/26	4.26	6,920,063.01	174,453.84	225,336.21	7,145,399.22
201264	National Australia Bank	23/06/26	15/09/26	4.95	5,784,115.30	5,490.95	65,891.37	5,850,006.67
201231	Westpac Bank	20/01/26	03/11/26	4.64	5,633,514.92	115,300.30	205,535.32	5,839,050.24
201235	Westpac Bank	17/02/26	03/11/26	4.89	1,915,278.22	34,127.11	66,458.06	1,981,736.28
201242	Westpac Bank	03/03/26	08/12/26	4.91	2,752,103.41	44,055.52	103,660.05	2,855,763.46
201263	Westpac Bank	23/06/26	22/12/26	5.32	5,994,645.06	6,116.18	159,020.69	6,153,665.75
201248	Bendigo Bank	31/03/26	05/01/27	5.40	5,127,502.09	69,031.63	212,405.02	5,339,907.11
201268	National Australia Bank	30/06/26	05/01/27	5.32	2,515,978.51	-	69,308.66	2,585,287.17
201252	National Australia Bank	28/04/26	09/02/27	5.34	5,993,999.61	55,246.61	251,679.01	6,245,678.62
201261	Bank of Queensland	16/06/26	23/02/27	5.30	3,369,913.88	6,850.62	123,311.15	3,493,225.03
201265	Westpac Bank	23/06/26	02/03/27	5.37	5,784,115.30	5,956.85	214,446.47	5,998,561.77
201269	National Australia Bank	30/06/26	16/03/27	5.37	4,974,679.52	-	189,559.82	5,164,239.34
201262	Bank of Queensland	16/06/26	23/03/27	5.30	7,089,856.84	14,412.80	288,256.10	7,378,112.94
Muni Reserve Total					**70,315,532.58**	**717,358.32**	**2,392,873.01**	**72,708,405.59**
201249	Westpac Bank	31/03/26	07/07/26	4.90	886,780.23	10,833.30	11,666.63	898,446.86
201203	Bank of Queensland	14/10/25	11/08/26	4.25	1,190,563.63	35,904.46	41,726.81	1,232,290.44
Trust Specific Total					**2,077,343.86**	**46,737.76**	**53,393.44**	**2,130,737.30**
Total					**90,775,045.56**	**956,416.64**	**2,713,937.75**	**93,488,983.31**

City of Bayswater
Investment Summary
Balance as at 30 June 2026

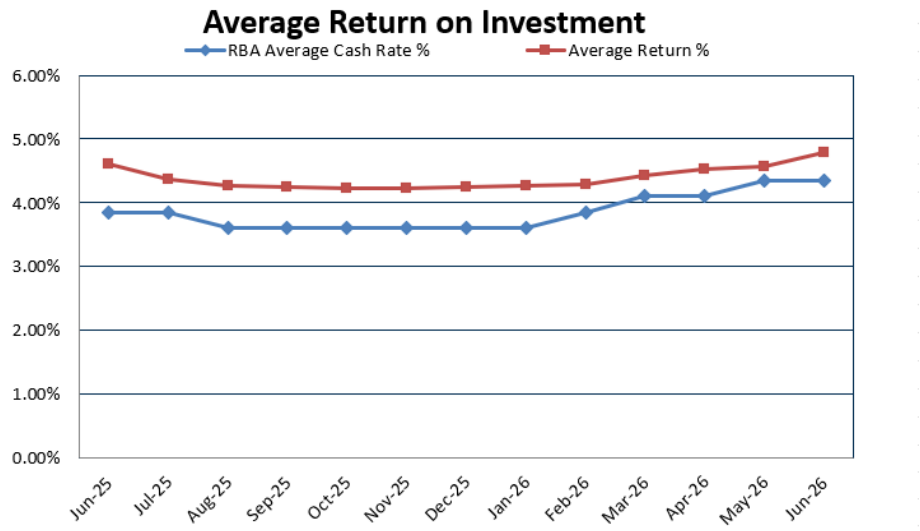
Investments By Maturity Date

Maturity Dates	Principal	Portfolio %	Number of Investments
Less than 30 days	$9,536,780.23	11%	8
Between 30 days and 60 days	$17,382,499.66	19%	11
Between 61 days and 90 days	$12,704,178.31	14%	2
Between 91 days and 180 days	$16,295,541.61	18%	4
Between 181 days and 1 year	$34,856,045.75	38%	8
Total	$90,775,045.56	100%	33

Allocation of Investments

S&P Rating (Short-term)	Bank	Amount Invested	Amount Invested %	Threshold %
A-1+	National Australia Bank	$24,609,933.40	27%	45%
A-1+	Westpac	$29,750,778.41	33%	45%
A-1+	Commonwealth Bank	$11,520,063.01	13%	45%
A-1	Suncorp **	$2,700,000.00	3%	35%
A-2	Bank of Queensland	$17,066,768.65	19%	30%
A-2	Bendigo Bank **	$5,127,502.09	5%	30%
Total		$90,775,045.56	100%	

** Fossil fuel free investment



City of Bayswater
Investment Portfolio
Balance as at 30 June 2026

Description	Total $	Internally restricted $	Externally restricted $
Investment - CoB General Funds	18,382,169.12	-	-
Investment - CoB Reserve	70,315,532.58	70,315,532.58	-
Investment - Trust	2,077,343.86	-	2,077,343.86
Total	**90,775,045.56**	**70,315,532.58**	**2,077,343.86**

10.3 Infrastructure and Assets Directorate Reports

10.3.1 Stone Street and Garratt Road Intersection Upgrade, Community Engagement Outcomes

Responsible Branch:	Transport and Buildings
Responsible Directorate:	Infrastructure and Assets
Authority/Discretion:	Review
Voting Requirement:	Simple Majority Required.
Attachments:	1. Outcomes Report Garratt Stone Frinton Signal Engagement Final [**10.3.1.1** - 10 pages]
Refer:	Item: 10.3.2 OCM: 26.05.2026 Item: 10.3.2 OCM: 28.10.2025
Officer Declaration:	*The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.*

CR ELLI PETERSEN-PIK - DEPUTY MAYOR DECLARED AN IMPARTIAL INTEREST

In accordance with regulation 22 of the Local Government (Model Code of Conduct) Regulations 2021, Cr Elli Petersen-Pik - Deputy Mayor declared an impartial interest in this item as Maylands Peninsula Primary School was mentioned in the deputations and his children attend this school.

Cr Elli Petersen-Pik - Deputy Mayor remained in the Council Chambers and voted on this item.

This item does not contain any information that is considered confidential in accordance with Section 5.23 of the Local Government Act 1995.

SUMMARY

The City has undertaken community consultation for the proposed installation of traffic signals at the Stone Street and Garratt Road intersection, together with the proposed conversion of Milne Street and Guildford Road and Williamson Street and Garratt Road intersections to left-in-left-out arrangements. The outcomes of the consultation are summarised herein.

ADDITIONAL INFORMATION

Amended wording in Officer's Recommendation

On page 393 of the agenda, Limb 3 of the Officer's Recommendation relies on the report title to imply which intersection is being referred to. Adding the road names into Limb 3 will make it clearer:

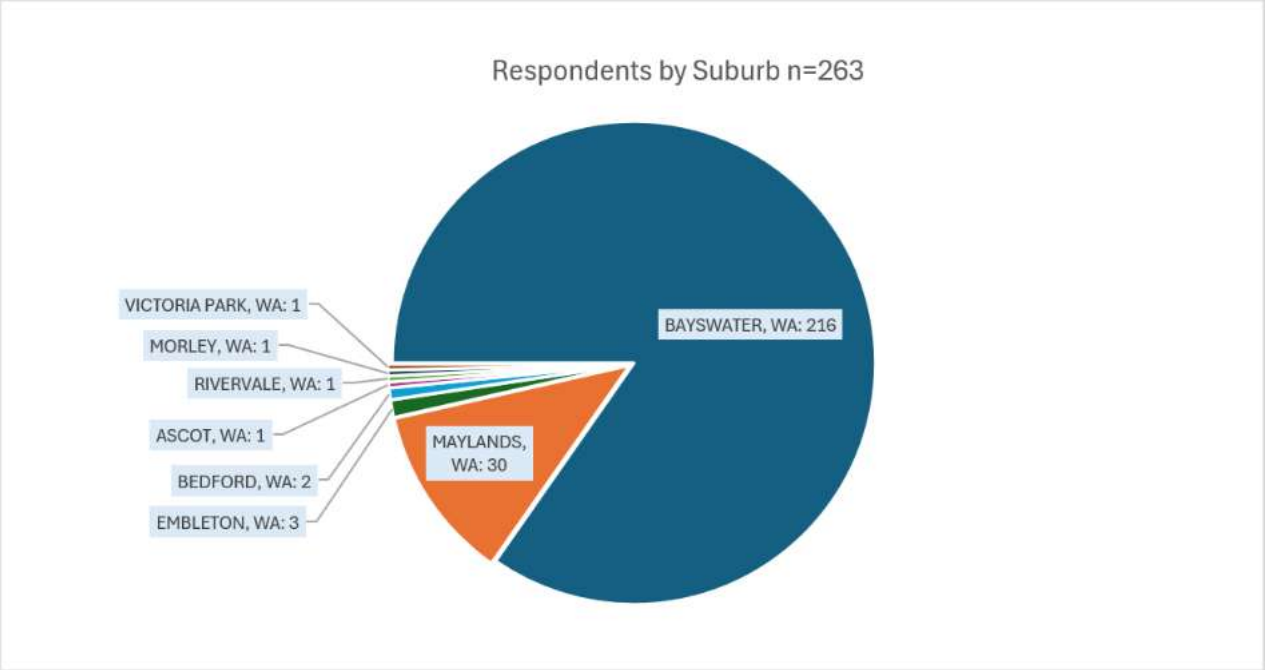
"*Requests the Chief Executive officer to engage a traffic consultant to prepare a concept design for the **Garratt Road/Stone Street/Frinton Street** intersection upgrade, incorporating community feedback, and provide an indicative cost estimate to assess suitability for a Black Spot funding application."*

Typographical error

The final paragraph of the 'Background' section on page 394 states the date as '12 May 2025'. This date should read '12 May **2026**.'

Community consultation

The City received a query regarding the number of submissions received from community members who reside outside the City of Bayswater. From a total of 263 responses received, 260 were from City residents, and three were from residents outside the City. The following chart provides a breakdown by suburb.



Recommendation Implications

In light of the above, the Officer's Recommendation remains unchanged.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

That Council:

1. **Notes the outcome of the community engagement associated with the proposed network changes summarised within this report.**
2. **Requests that the Chief Executive Officer advises Main Roads WA (MRWA) regarding the consultation outcome of the conversion of Milne Street and Guildford Road to a left-in-left-out arrangement and requests that MRWA proceeds with this project.**
3. **Requests the Chief Executive Officer to engage a traffic consultant to prepare a concept design for the intersection upgrade, incorporating community feedback, and provide an indicative cost estimate to assess suitability for a Black Spot funding application.**
4. **Notes that a report will be presented to a future Council meeting following completion of the above.**

Cr Cale Black Moved, Cr Donovan MacDonald Seconded

CARRIED UNANIMOUSLY: 9/0

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, Cr Steven Ostaszewskyj, Cr Anthony Pittaway, Cr Michelle Sutherland, Cr Nat Latter, Cr Elli Petersen-Pik - Deputy Mayor, Cr Cale Black and Cr Donovan MacDonald.***

Against: ***Nil.***

BACKGROUND

The Garratt Road, Stone Street and Frinton Street intersection falls within the jurisdiction of the City of Bayswater. The intersection is currently restricted to a left-in-left-out arrangement at the Frinton Street leg; and full right-in, left out and right out at the Stone Street leg.

Under the MRWA road hierarchy, Garratt Road is classified as a District Distributor A. It functions as a major north-south river crossing, carrying approximately 19,000 vehicles per day in both directions, which includes through and local traffic, and has a speed limit of 60km/h.

Stone Street and Frinton Street are both classified as Local Distributor roads, with a speed limit of 50km/h. Stone Street is the main access point from/to the Maylands Peninsula precinct via Garratt Road and has a full movement entry/exit at the Garratt Road intersection. Frinton Street, however, is a left-in-left-out movement only.
Crash statistics for the last five-year period, ending 31 December 2025, indicate there was a total of 48 crashes reported at the intersection. These comprised two (4.2%) hospital crashes, and 12 (25.0%) medical crashes. The remainder are vehicle damage crashes (60.4% major, and 10.4% minor). These crashes are predominantly associated with right-angle crashes associated with the right turn out of Stone Street, which make up 81% of the total crashes. These right-angle crashes at the intersection are significantly overrepresented compared with other major local road and local road intersections in a built-up area, where the network average is 28% for this crash type.

The crash pattern over the last few years is presented in Figure 1 below. A trending increase is seen in terms of total number of crashes at the intersection, as well as casualty crashes, comprising hospital and medical severity crashes.

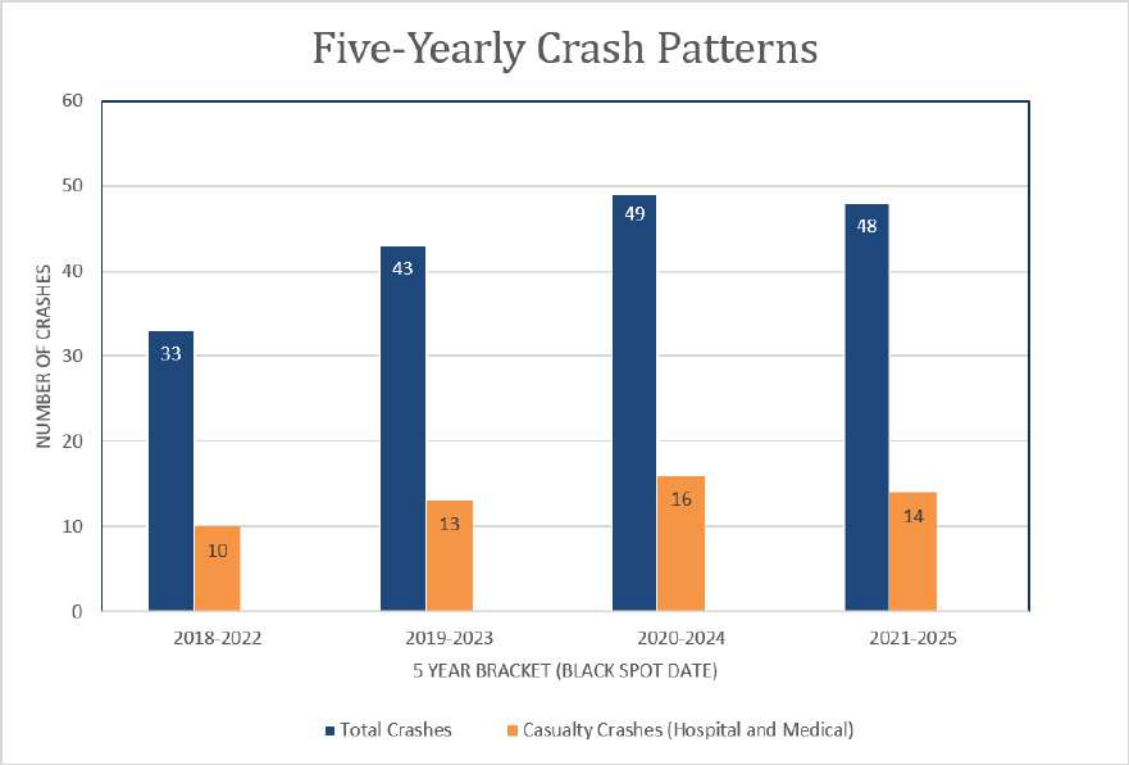


Figure 1: Five-Yearly Crash Patterns at Garratt Road, Stone Street and Frinton Street Intersection.

Crash statistics on a yearly basis for the past six years are as follows:

- 2025 7 total crashes with 1 medical and 1 Hospital
- 2024 8 total crashes with 4 medical and 0 Hospital
- 2023 15 total crashes with 4 medical and 0 hospital
- 2022 10 total crashes with 0 medical and 1 hospital
- 2021 8 total crashes with 3 medical and 0 hospital
- 2020 8 total crashes with 4 medical and 0 hospital

Whilst crashes that may have occurred during 2026 are not yet available through the Main Roads Crash Map portal, one crash has been reported to the City and occurred on Monday, 12 May 2025. Another crash reported to the City occurred on Friday, 5 June 2026 at the corner of Garratt Road and Queen Street.

As previously reported, following concerns from the community regarding crashes at the intersection, the City undertook a preliminary assessment of the intersection and engaged a traffic consultant to undertake an analysis of options to address these crashes. Based on this assessment, the installation of traffic signals was identified the best option, given the limited public road reserve land area available at the intersection.

This option was then discussed with MRWA, who provided preliminary support to the project with the condition that Milne Street and Guildford Road would be converted into a left in-left-out intersection. At its Ordinary Meeting on 28 October 2025, Council resolved to accept this condition and include it as part of community engagement for the project.

As part of community engagement for the proposed modifications, the City requested feedback on the following:

1. Installation of traffic signals at the intersection of Garratt Road, Stone Street and Frinton Street.
2. Conversion of the Milne Street and Guildford Road intersections to left-in-left-out, as conditioned by MRWA.
3. Conversion of the Williamson Street and Garratt Road intersection to left-in-left-out, as recommended by MRWA during initial project discussions.



Figure 2: Proposed Modifications associated with the upgrade of Garratt Road, Stone Street and Frinton Street intersection

Formal community engagement for the project commenced on 9 March 2026. A private distributor was engaged to deliver letters to directly and indirectly affected residents across three precincts, as shown in Figure 3 below. Following feedback that not all residents received the letter, the City undertook a second round of distribution to over 3,000 properties, utilising Australia Post. These letters were distributed on 13 April 2026, and the engagement period was extended to 17 May 2026.

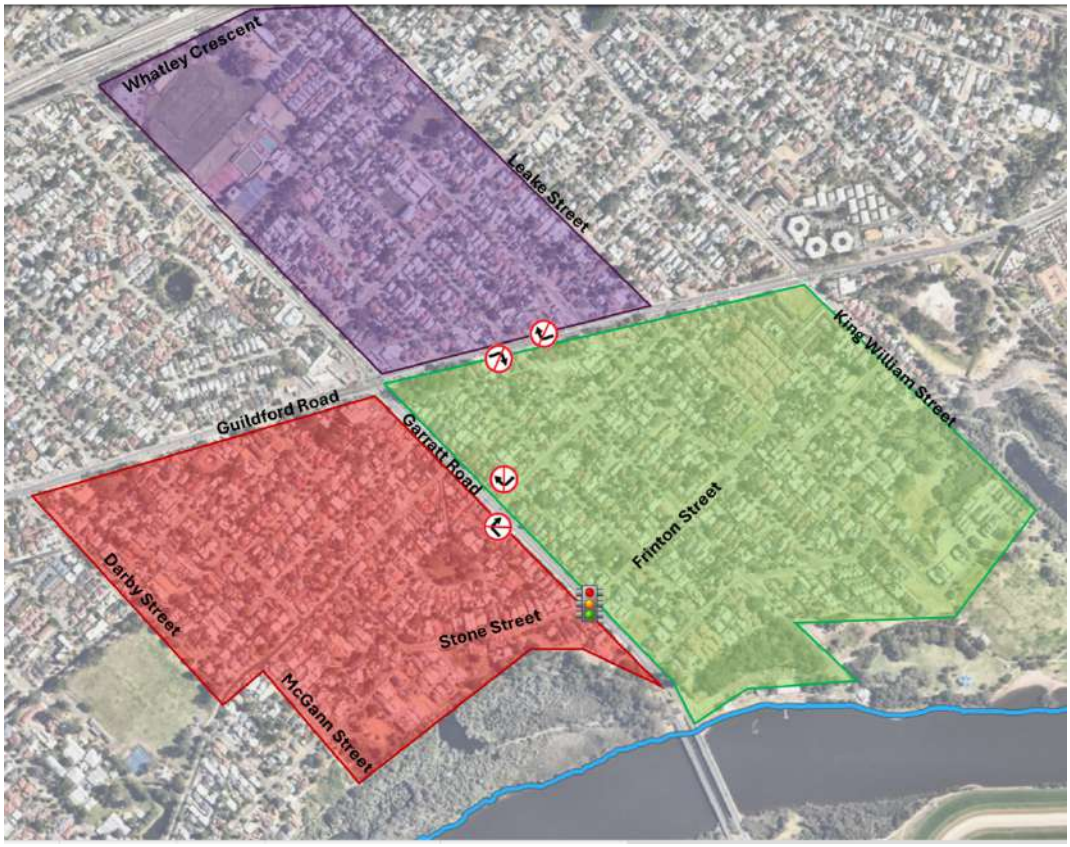


Figure 3: Consultation Area Boundaries

EXTERNAL CONSULTATION

Over the last few years, the City has received numerous correspondence from residents and road users raising concerns regarding the intersection and requesting that upgrades be considered.

Community feedback was sought through a range of methods to provide residents and stakeholders multiple opportunities to participate. Feedback could be submitted via an online survey through the Engage Bayswater webpage; in person; via hard copy survey forms; and by email correspondence to the City. The engagement period was open from 9 March to 17 May 2026.

A total of 263 responses were received through the Engage Bayswater project page.

Overall, the proposed installation of traffic signals received support from 56 per cent of respondents compared to 37 per cent in opposition, with the remaining seven per cent undecided as shown in Figure 4.

Further analysis of survey results was undertaken based on the proximity of respondents' residential addresses to the intersection. This analysis identified a clear trend, whereby support for the project decreased among respondents who lived closer to the intersection. Residents located in the immediate vicinity of the intersection expressed lower levels of support compared with those residing further away, who were generally more supportive of the proposal. The relationship between residential proximity and support levels is shown in Figure 5 below.

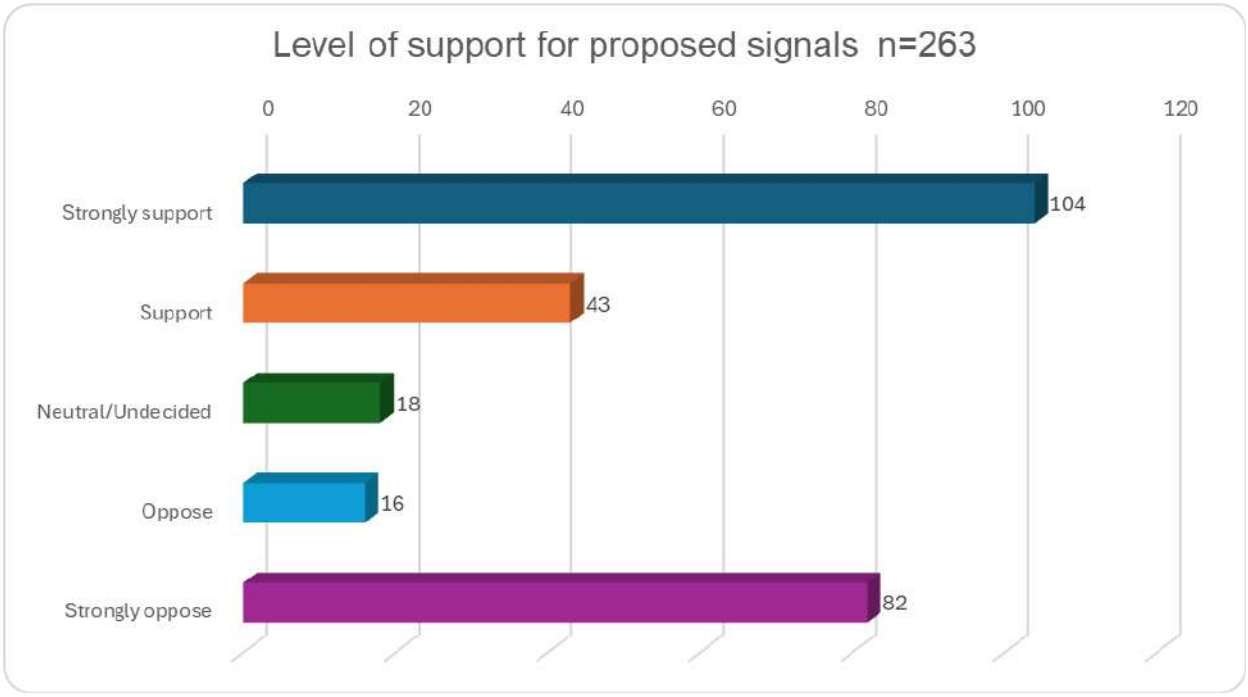


Figure 4: Overall Level of Support for proposed signal installation through Engage Bayswater survey only

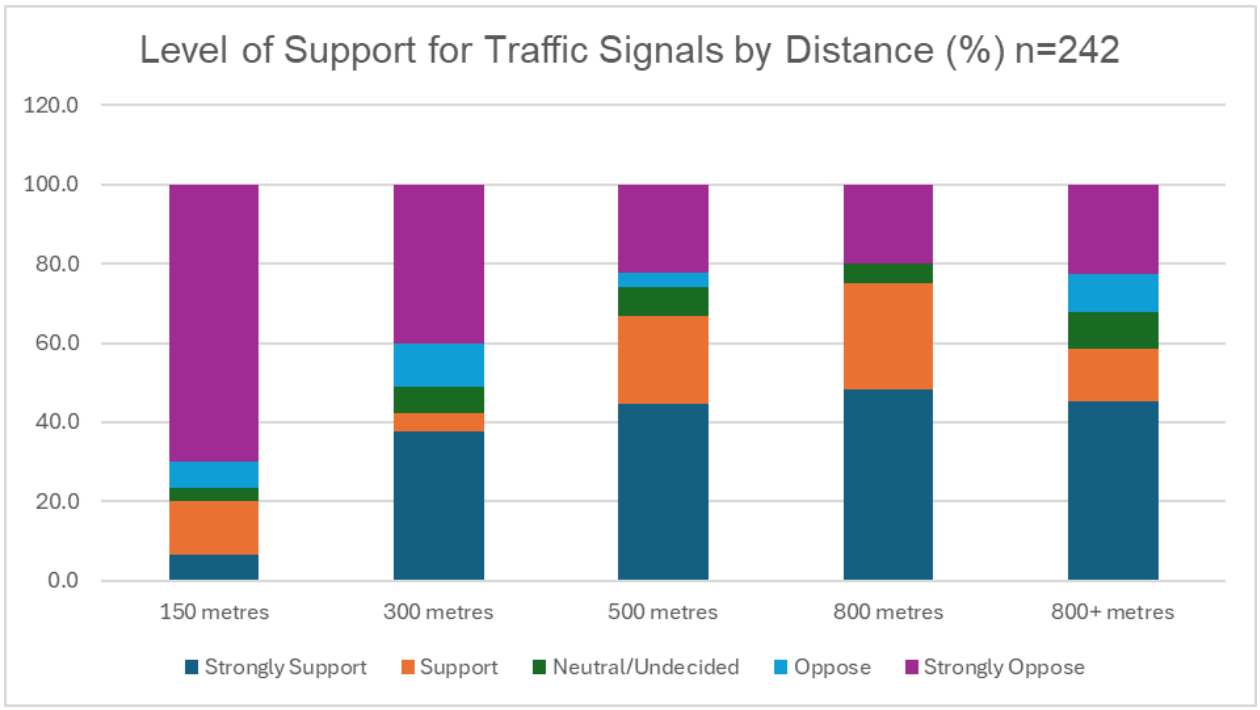


Figure 5: Level of Support for Traffic Signal Installation by Distance to signals (includes survey results for responses where an address was provided n=242).

A similar assessment was undertaken for the conversions of the Williamson Street and Garratt Road intersection, and Guildford Road and Milne Street intersection, to a left-in-left-out arrangement. These are shown in Figures 6 and 7, respectively.

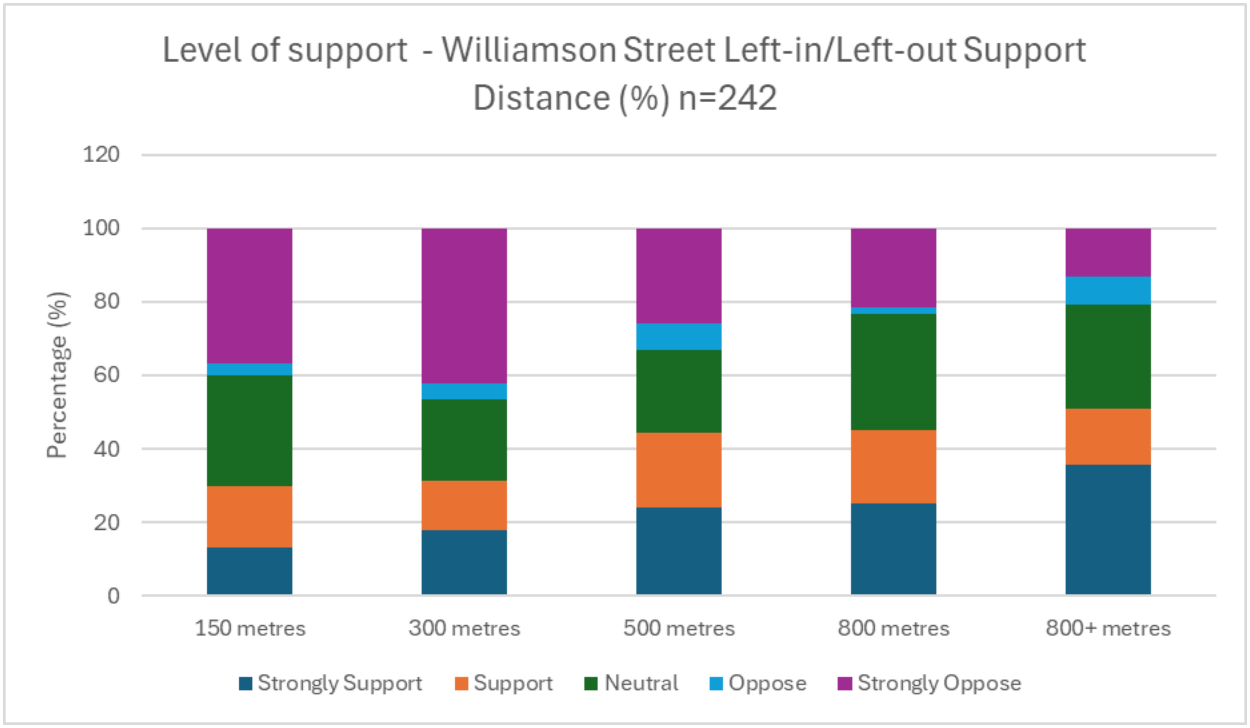


Figure 6: Level of Support for conversion of Williamson Street and Garratt Road to left-in-left-out arrangement by distance to Williamson Street

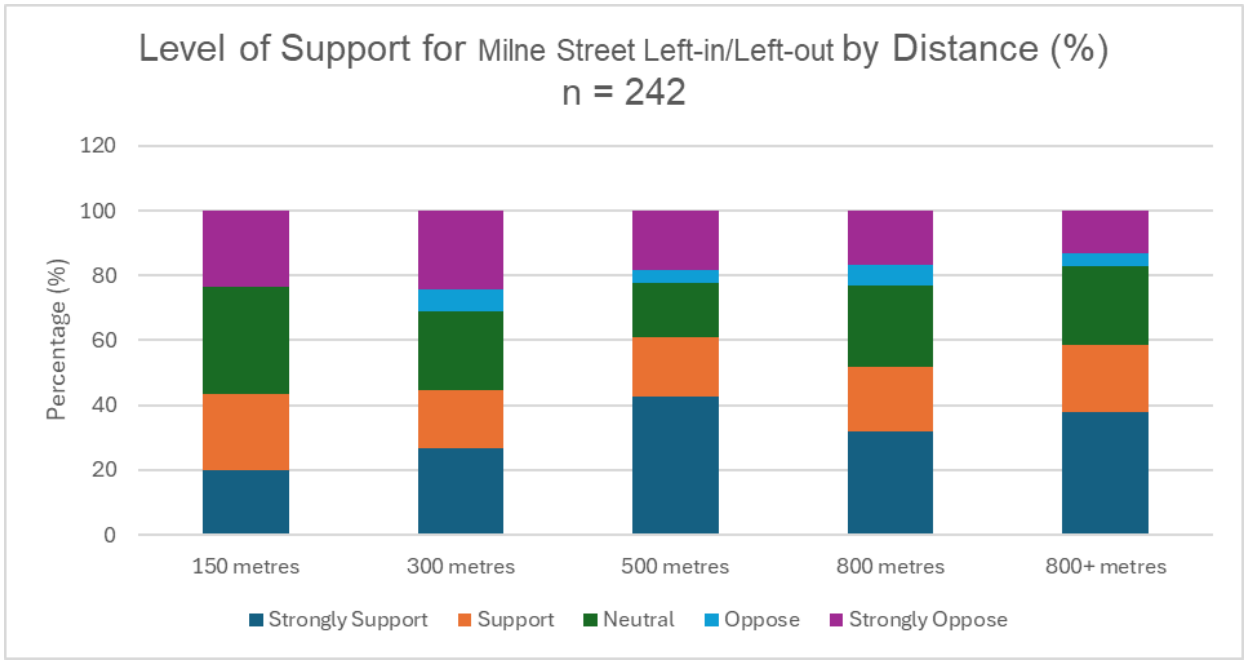


Figure 7: Level of support for conversion of Guildford Road and Milne Street intersection to left-in-left-out arrangement by distance to Milne Street

A thematic analysis of open-ended responses who support signalisation is themed as follows:

- Intersection safety improvement: Signals are seen as necessary to reduce crashes and manage a known high-risk intersection.
- Pedestrian safety and crossing protection: Need for safer crossings, longer signal times, and pedestrian priority.
- Turn arrows and controlled movements: Strong preference for right-turn arrows and controlled turning phases.

- Traffic calming and speed reduction: Signals viewed as a tool to slow traffic and complement calming measures.
- Improve traffic flow and manage movements: Signals will regulate movement and improve efficiency.
- General support and overdue intervention: Sentiment that intervention is long overdue and necessary.

Conversely, comments from those who oppose the signals are themed as follows:

- Rat running and traffic redistribution: Strong concern that signals will divert traffic into residential streets (dominant issue).
- Safety risks shifted to local streets: Proposal perceived to shift safety risk to neighbourhoods, especially children and park users.
- Residential amenity impacts: Noise, pollution, light spill, and perceived property devaluation.
- Preference for alternative solutions: Cul-de-sac (especially Frinton Street), roundabout, raised median, speed reduction / calming.
- Congestion and queueing impacts: Concerns that signals will worsen congestion and cause queue spillback (especially near the bridge).

The figure below shows the level of support by distance to Milne Street and Williamson Street respectively (from the 147 respondents who support the installation of traffic signals), for the conversion of Guildford Road and Milne Street, and Garratt Road and Williamson Street intersections to left-in-left-out arrangements.

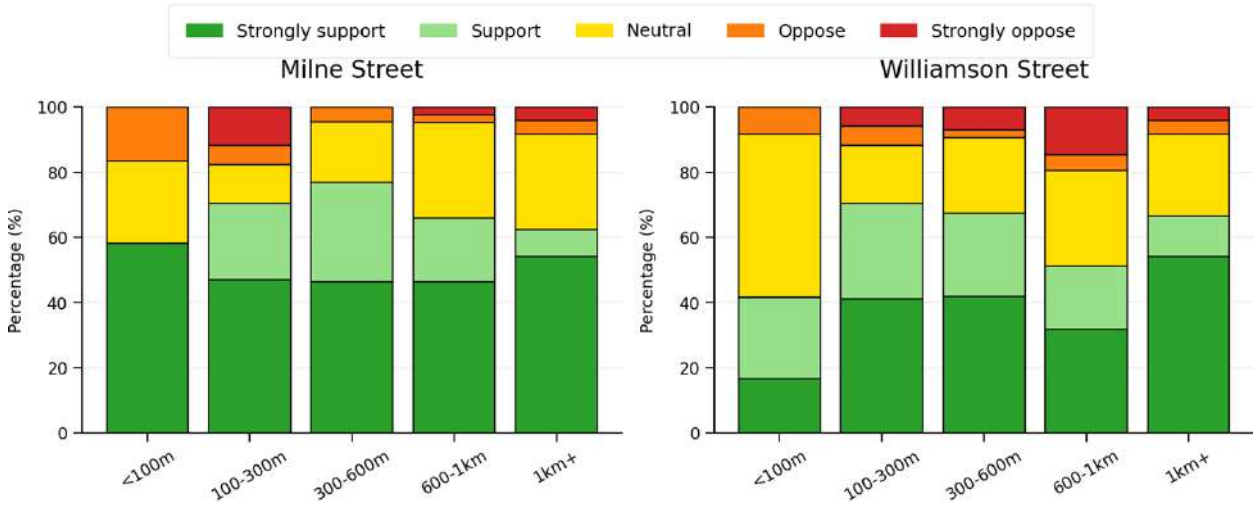


Figure 8: Level of support of the proposed traffic signals installation with Milne Street and Williamson Street modifications for those that support the signalisation n=147.

The full outcomes report, including detailed thematic analysis of all feedback received through the Engage Bayswater platform, is provided in **Attachment 1**.

In addition to the feedback received through the Engage Bayswater platform, the City also received submissions through general correspondence channels and in-person meetings with residents. Many of the individuals who provided feedback through these channels also participated in the online survey.

The themes raised through these submissions were generally consistent with those identified through the online survey. Those in support of the proposed traffic signals considered the treatment to be a long-overdue improvement and emphasised that road safety outcomes should be prioritised

above other considerations. Conversely, those opposed to the proposal raised concerns regarding the potential impacts on local amenity, accessibility, and traffic conditions.

Key concerns raised by respondents included:

- Loss of verge areas and perceived impacts on property values.
- Safety implications for children and pedestrians accessing Alf Brooks Park.
- Increased traffic volumes and potential rat-running through surrounding local residential streets.
- The relocation of existing bus stops and potential impacts on public transport users.
- Reduced convenience and accessibility for residents accessing their properties.
- Increased travel times and delays associated with signalised intersection control.

Several alternative treatments were also suggested for consideration in lieu of, or in conjunction with, the installation of traffic signals. These included:

- Construction of a roundabout at the intersection.
- Introduction of a time of day right-turn restriction for vehicles exiting Stone Street during peak periods.
- Retention of the existing Frinton Street access arrangements.
- Conversion of Stone Street to a left-in-left-out access arrangement or cul-de-sac arrangement.
- Reduction of speed limits within the surrounding road network, including along Garratt Road.
- Introduction of additional movement restrictions if traffic signals are ultimately implemented.

The City also received a petition expressing concern that the installation of traffic signals could increase non-local traffic movements through the Maylands Peninsula precinct. The petition requested the implementation of traffic calming measures along Traylen Road, Queen Street, Percy Street and Stone Street to discourage through traffic and protect residential amenity. The petition contained 57 signatures and was presented to Council at the Ordinary Meeting held on 26 May 2026.

In addition, a report was submitted to the City highlighting detailed feedback on the proposed initiative.

OFFICER'S COMMENTS

Based on current crash statistics, the Garratt Road, Stone Street and Frinton Street intersection is currently ranked 23 out of the total 428 intersections within the City of Bayswater, inclusive of State/State and State/Local intersections, when ranked by total crash cost. Whilst there is no specific requirement to undertake improvement works or a detailed assessment based on this ranking, it demonstrates that the intersection has a comparatively high crash burden and supports further investigation of potential safety improvements.

Traffic calming measures within the Maylands Peninsula precinct are currently proposed for implementation in 2026, subject to the City securing funding through MRWA's Low Cost Urban Road Safety (LCURS) Program. These treatments were endorsed by Council in March 2024. Since that time, the City has also received additional petitions and community feedback relating to traffic conditions within the Maylands Peninsula and is investigating further traffic management measures that may complement the endorsed works. These additional treatments will be subject to detailed design, Council endorsement, and approvals from MRWA before implementation.

Following the completion of the LCURS program, it is the City's intention to prepare a formal submission to MRWA seeking a reduction of the speed limit throughout the Maylands Peninsula precinct to potentially 30km/h as per Council's resolution of 24 March 2026. A lower speed environment would contribute to improved road safety outcomes, enhance residential amenity, and assist in discouraging rat-running through local streets. It should be noted, however, that this proposal would not extend to arterial roads such as Garratt Road. Garratt Road functions as a District Distributor Road, providing a key north-south connection across the Swan River and carries approximately 19,000 vehicles per day. Given its strategic transport function, it is considered very unlikely that MRWA would support a reduction in the posted speed limit on Garratt Road.

Regarding alternative treatments suggested by the community the following responses are provided:

- The installation of a roundabout at the intersection is not feasible, due to the existing configuration of Garratt Road intersection and the limited land available to accommodate a compliant two-lane roundabout without substantial private property land acquisition. A single-lane roundabout is also not possible as the traffic volumes require two lanes each way.
- The conversion of Stone Street to either a cul-de-sac or a left-in-left-out arrangement is physically feasible from a land and road reserve perspective. However, such treatments would remove the only right-turn entry and exit between the Maylands Peninsula precinct and Garratt Road and would be expected to redistribute more than 1,000 vehicles per day onto other local residential streets. This redistribution may increase traffic volumes and pressure on surrounding roads that are not intended to perform this function. Furthermore, both options would significantly affect the operation of the existing bus service that currently utilises the Stone Street and Garratt Road intersection. Relocation of the bus route would likely require a substantial redesign of the service and associated infrastructure. As a result, it is considered unlikely that the Public Transport Authority would support either option.
- Regarding the 'right-turn time of day' ban for right-turning traffic from Stone Street; while it may be feasible, implementation would be subject to MRWA approval and would require the installation of regulatory signage and associated line marking. The effectiveness of such a treatment may also be limited by driver compliance, as restrictions of this nature rely heavily on motorists observing and adhering to the applicable time-based controls. Enforcement challenges may therefore reduce the overall effectiveness of the treatment.

Given the level of support (53% total support vs 23% total oppose) for the conversion of the Milne Street and Guildford Road intersection to left-in-left-out arrangement, engagement feedback can be forwarded to MRWA for their further consideration and possible incorporation into their design and delivery of the project; this can occur irrespective of the traffic signals installation. The design and delivery of the modification will be funded entirely by MRWA. It should be noted, however, that this initiative would result in the redistribution of the local traffic currently utilising this intersection. Those turning right into and out of Milne Street will have to use the traffic signals at the Garratt Road and Guildford Road intersection to access these precincts. Additional traffic calming devices may need to be considered to address this redistribution.

Given the range of community feedback received and the complexity of the issues involved, it is recommended that the City engages a suitably qualified traffic engineering consultant to undertake an updated assessment of the intersection, taking into consideration community requests received to date. The consultant should develop an updated intersection concept and provide preliminary cost estimates for both the intersection works and any supporting upgrades required within the surrounding road network. These cost estimates will assist the City in determining the feasibility of the proposal and whether it is likely to satisfy the eligibility criteria for Blackspot funding submission. Should the proposal be considered suitable, an application could be prepared for submission in July 2027.

LEGISLATIVE COMPLIANCE

- Relevant Australian Standards.
- Relevant Austroads Guidelines.
- Main Roads WA *Traffic Signal Approval Policy*
- Traffic Code

RISK MANAGEMENT CONSIDERATION

The table below shows the level of risk for each impact category, if the officer's recommendation is not adopted by the Council.

Impact Category	Appetite	Risk Rating
Workplace, Health and Safety	Low	Low
Financial	Medium	Medium
Reputation and Stakeholders	Medium	Medium
Service Delivery	Medium	Medium
Environment	Low	Low
Governance and Compliance	Low	Low
Strategic Risk	SR02 – Failure to strategically plan, deliver and maintain infrastructure and assets. SR04 - Inability to work collaboratively to engage and partner with the stakeholders to promote and advocate opportunities to live and invest. SR05 - Inability to manage stakeholder expectation through early and ongoing engagement.	

FINANCIAL IMPLICATIONS

There is currently no funding associated with the upgrade of Garratt Road, Stone Street and Frinton Street intersection, or any other modifications to the surrounding network.

It is anticipated that the intersection upgrade may be eligible for Blackspot funding, however, this has not been sought to date.

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Council Plan 2025 – 2035, the following applies:

Key Result Area:	Social
Outcome 1.2:	A Safe and Resilient Community
Objective 1.2.1:	Facilitate a safe environment
Key Result Area:	Built
Outcome 2.1	A Connected and Accessible City
Objective 2.1.1	Plan for connected, accessible and safe roads, pathways and places.

CONCLUSION

Community engagement for the proposed installation of traffic signals at the Garratt Road, Stone Street and Frinton Street intersection has been undertaken. A significant number of responses was received, both in support and in opposition to the initiative.

Given the community responses regarding the Milne Street and Guildford Road intersection, it is recommended that this feedback be provided to MRWA for them to proceed with the delivery of the left-in-left-out arrangement at the intersection.

In regard to the proposed signalisation of the Garratt Road and Stone Street intersection, it is recommended that the City engages a traffic consultant to undertake further refinement of the design to incorporate community feedback and requests, and to prepare a cost estimate for the works to assess suitability for a Blackspot submission.

Community Engagement Outcome Report – Garratt, Stone & Frinton Traffic Signals

Introduction

As part of progressing the Garratt, Stone and Frinton project the CEO was requested by Council (OCM 28 October 2025) to undertake community consultation for the proposed signalisation of the intersection and the associated road modifications.

This report details the outcomes of engagement undertaken for the proposed traffic signals at Garratt Rd, Stone St and Frinton St, Bayswater and two left-in left-out scenarios.

The two left-in left-out proposals are located at Milne Street and Guildford Road (which was set as a condition of Main Roads supporting the signals) and one at Williamson Street and Garratt Rd (proposed to restrict right turn movements from and to Williamson Street, making the signalised intersection the primary access point for the surrounding area).

The community engagement was undertaken between 9 March and 17 May. The purpose was to explore the level of support in the community for the proposed changes and collect feedback to understand community concerns and preferences for the signals.

Promotion & reach

After problems with the distribution contractor a second attempt saw the successful delivery of flyers to 3026 households in the below precincts, in addition property owners not residing at their properties received a letter from the City inviting them provide feedback on the three proposals. Submissions could be made via the Engage Bayswater site or in hard copy. Details of the City's Principal Design and Traffic Engineer was provided as a contact for additional information.



City of Bayswater

Detailed project information, concept designs and Frequently Asked Questions (FAQs) were available on the City's engagement portal and in hardcopy at the Maylands Library.

During the engagement period there were 3,000 visits to the Engage Bayswater project page and 699 downloads of the draft concept designs.

Method & number of submissions

263 surveys were completed online, community feedback from telephone conversations with the Principal Design and Traffic Engineer, deputations made at Ordinary Council Meetings and a community petition were all taken into consideration as part of the community engagement.

Data reporting

The data reporting in this section pertains to online submissions only. Feedback received via telephone has been logged and is reported separately below. The petition and deputations are attached for information.

A. Who we heard from

To participate in the online survey, participants were asked their address; allowing examination of the data to understand resident support and concerns at varying distances to the three proposed changes. Addresses were mapped and sorted into distance categories.

Table 1 – Respondents by distance n=242 (responses with street address)

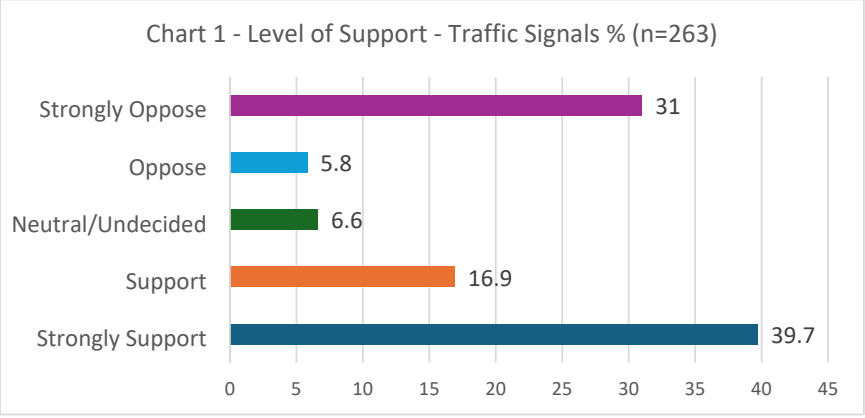
	<150 metres	<300 metres	<500 metres	<800 metres	>800 metres
Number of responses (where street address was provided)	30	45	54	60	53

Of the 256 respondents who provided a suburb 217 lived in Bayswater and 30 in Maylands - accounting for 96.5% of this total.

B. What we heard

TRAFFIC SIGNALS

Of the 263 total respondents to the survey the following levels of support were recorded for the traffic signals. These are presented as percentages based on total number of responses.

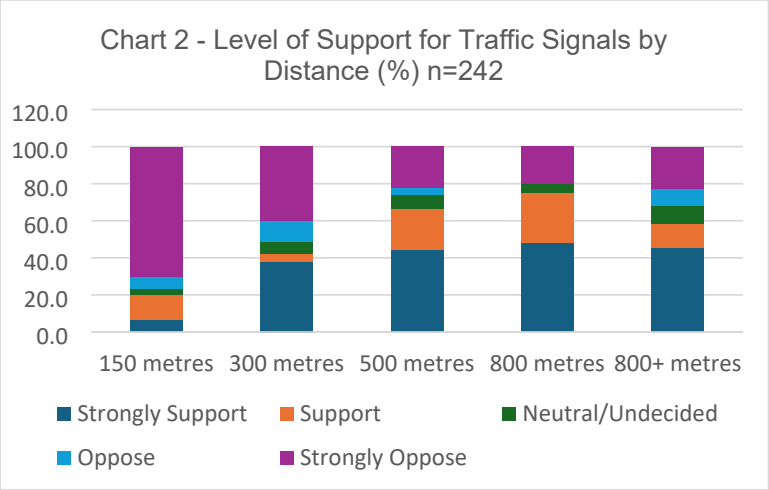


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To gain some understanding of the outcomes, responses to several questions have been analysed by distance to the signals, as too has the thematic analysis of several open-ended questions.

Support by distance

Chart 2 presents levels of support for the traffic signals shown as a percentage and based on five distance categories. It clearly shows that support for the traffic signals diminishes the closer the distance the respondent lives to them.



Reasons for not supporting changes

Table 2: Reasons for Not Supporting Changes (count by distance to signals)

Reason for not supporting changes Choose all that apply	<150 metres	<300 metres	<500 metres	<800 metres	>800 metres
Personal commute longer	7	10	15	8	1
Traffic diverted to other local streets	16	23	24	20	12
Deliveries or visitor access more difficult	13	5	9	7	4
No safety issue at these locations	3	11	11	14	7
Other (please specify)	14	6	8	4	9
TOTAL	53	55	67	53	33

Table 2 clearly shows that increased traffic on local roads is a main contributor to lack of support across all distances. With access being a particular problem for those in the 150m distances.

To explore further, a thematic analysis of ‘other’ in table 2 was undertaken. Shown in table 3 below it is evident that the majority of ‘other’ came from people living within 150m of the signals, with high mentions of child safety, general safety and traffic increase & rat running.

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Table 3 – Themes of Reasons for not supporting changes = Other Q5 (by distance to signals)
Number of mentions by respondents N= 41

Theme	<150 metres	<300 metres	<500 metres	<800 metres	>800 metres
Increased traffic / rat running	10	4	5	2	6
Safety for children / families / park / dog walkers	3	2	3	0	1
General road safety / crash risk	8	5	5	0	2
Pedestrian & cyclist safety	2	1	0	0	1
Bus / route impacts	3	3	5	2	3
Alternative solutions provided	7	0	2	0	0
Property access / driveway / parking	5	2	6	1	3
Congestion / queuing / delays	4	1	3	0	2
Amenity (noise, pollution, quality of life)	3	0	0	0	0
Property value decrease	2	0	0	0	0
TOTAL	**47**	**18**	**29**	**5**	**18**

Important aspects of the traffic signals

Responses to the most important aspect of traffic signals are shown in chart 3 below. Traffic flow and easier access to Garratt Rd were clearly important to respondents.

Chart 3 - Aspects of the signalised intersection chosen as most important
Multiple answers allowed

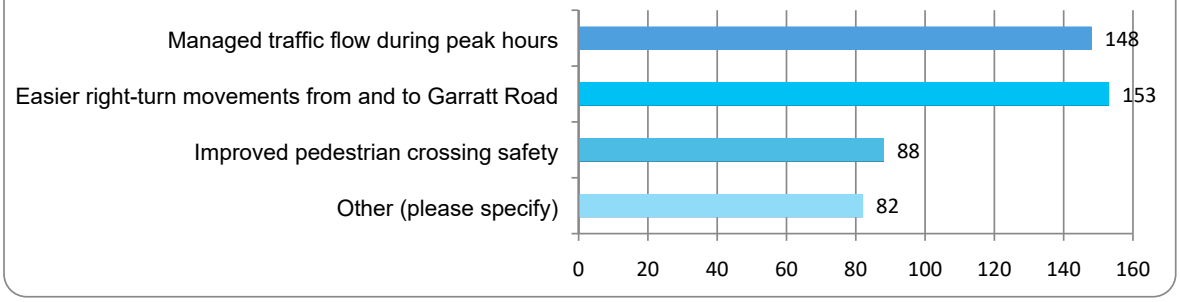


Table 4 below shows these above aspects by distance to the signals. Aspects that improved traffic flow and easier access to Garratt Road were more often chosen by those who lived further away from the signals.

Table 4: Most Important Aspects of Intersection (by distance to signals)

Most Important Aspect	<150 metres	<300 metres	<500 metres	<800 metres	>800 metres
Improved pedestrian crossing safety	17	10	19	21	15
Easier right-turn movements from/to Garratt Rd	11	23	36	42	32
Managed traffic flow during peak hours	11	29	33	35	28
Other (please specify)	16	12	18	16	13
TOTAL	55	74	106	114	88

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Table 5 uses level of support to look at 'Most Important Aspects of the Signals' in a different way. In this table we see much higher response rates from supporters. What was clear is that flow and access are once again important.

Table 5: Most important aspect of signals (by level of support)

Most Important Aspect	Strongly Support	Support	Neutral /Undecided	Oppose	Strongly Oppose
Other (please specify)	20	7	5	6	44
Improved pedestrian crossing safety	49	17	2	3	17
Easier right-turn movements from/to Garratt Rd	88	35	9	6	15
Managed traffic flow during peak hours	78	29	8	6	27
TOTAL	**235**	**88**	**24**	**21**	**103**

We do notice that those who strongly opposed took the opportunity to raise concerns in their response to other. Table 6 below shows a thematic analysis of those who chose other by 'level of support'. In summary those that:

Support the signals (Support & Strongly Support)

- Have a strong belief that signals will reduce crashes, address long-standing safety issues, and improve overall intersection control
- See signals as a mechanism to slow traffic and part of broader calming measures
- Some believe signals will formalise movements and reduce uncontrolled cut-through traffic
- Frame the proposal as "long overdue" necessary infrastructure upgrade.

Oppose the Signals (Oppose and Strongly Oppose)

- Were more general in nature and less focussed on aspects of the signals per se
- Dominant concern was traffic diverted into residential streets i.e. "rat running" intensifying across the local network
- Concerns include noise (queuing + braking) air pollution, light spill, declining property values
- Signals seen as increasing local street danger particularly near parks and schools
- Key issues were difficulty exiting driveways, queuing blocking access, road widening impacts
- Concern that signals will worsen congestion, cause queue spillback to bridge

Table 6 Thematic Analysis of Most Important Aspect = Other by support level

✅ Support / Strongly Support (n = 27)

Theme	Description	Count
Intersection Safety Improvement	Signals seen as necessary to reduce crashes and manage a known high-risk intersection	16
Pedestrian Safety & Crossing Protection	Need for safer crossings, longer signal times, and pedestrian priority	13
Turn Arrows / Controlled Movements	Strong preference for right-turn arrows and controlled turning phases	11
Traffic Calming / Speed Reduction	Signals viewed as a tool to slow traffic and complement calming measures	8
Improve Traffic Flow / Manage Movements	Belief signals will regulate movement and improve efficiency	6

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General Support / Overdue Intervention	Sentiment that intervention is long overdue and necessary	9

✕ Oppose / Strongly Oppose (n = 50)

Theme	Description	Count
Rat Running & Traffic Redistribution	Strong concern that signals will divert traffic into residential streets (dominant issue)	34
Safety Risks Shifted to Local Streets	Proposal perceived to shift safety risk to neighbourhoods, especially children and park users	28
Residential Amenity Impacts	Noise, pollution, light spill, and perceived property devaluation	22
Theme 6: Preference for alternative solutions	cul-de-sac (especially Frinton St), roundabout, raised median, speed reduction / calming	22
Congestion & Queueing Impacts	Concern signals will worsen congestion and cause queue spillback (esp. near bridge)	15

Concerns or preferences of how the signals will operate

Answers to the open-ended question "Are there any other comments, concerns or alternative suggestions you would like the project team to consider?' have been thematically analysed by distance to the signals and are shown in table 7 below.

Concerns are spatially concentrated, with residents within 150 metres expressing the strongest concern about safety, amenity and access, while those further away focus more on network-level impacts and alternative solutions.

As with the 'reasons for opposing' shown above we see once again a strong local influence, with the 150m band dominating almost every major theme; especially turning movements, safety and pedestrian signals.

Mid-distance residents (300–500m) are more focused on rat running and signal optimisation. This group experience network effects, but not direct frontage impacts. People living further away had smaller response numbers and more generalised concerns.

Table 7: Themes Specific concerns / preferences of signals by distance
Count of mentions by theme and distance

Theme	<150 metres	<300 metres	<500 metres	<800 metres	>800 metres	
Turn arrows / turning movements	8	4	3	2	1	18
Pedestrian priority / crossing safety	7	3	3	2	1	16
Traffic flow / signal timing / congestion	5	3	3	2	1	14
Rat running / diversion	4	2	2	2	1	11
General road safety	5	2	2	2	1	12
Traffic calming / speed reduction	4	2	2	1	1	10
Cyclist considerations	1	1	1	0	0	3
Public transport (bus)	1	1	0	0	0	2
Access / turning access	2	1	1	1	1	6
Intersection layout / lane design	2	1	1	1	0	5
Support / no major concerns	3	2	1	1	1	8
	42	22	19	14	8	

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Table 8 shows the thematic analysis of concerns and preferences by level of support. Shown in yellow highlight are several themes with high numbers of mentions. Further analysis was undertaken to better understand the exact concerns of themes that had high mentions from those that support and oppose and is shown in Table 9 shown.

Table 8: Thematic Analysis Signal Operation Concerns/Preferences by Level of Support (n=183)

Theme	Strongly Support (n=60)	Support (n=27)	Neutral/ Undecided (n=13)	Oppose (n=12)	Strongly Oppose (n=71)
Turn arrows / turning movements	23	12	4	3	20
Pedestrian safety / crossing	16	8	2	0	19
Cyclist considerations	2	2	1	1	4
Traffic flow / signal timing	9	4	1	1	4
Rat running / cut-through traffic	3	5	2	4	16
Congestion / queuing	5	3	1	2	18
General safety / crash risk	20	6	3	3	29
Alternative solutions (roundabout)	1	2	1	2	10
Property access / driveway	1	1	1	1	9
Speeding / traffic calming	6	3	0	2	15
Bus route / public transport	3	1	1	0	3
Child / school safety	3	2	1	0	15
Amenity (noise, pollution, property value)	0	1	1	0	7
Support / no concerns	4	1	0	0	1

Table 9: Additional analysis of themes which were identified in Strongly Support and Strongly Oppose

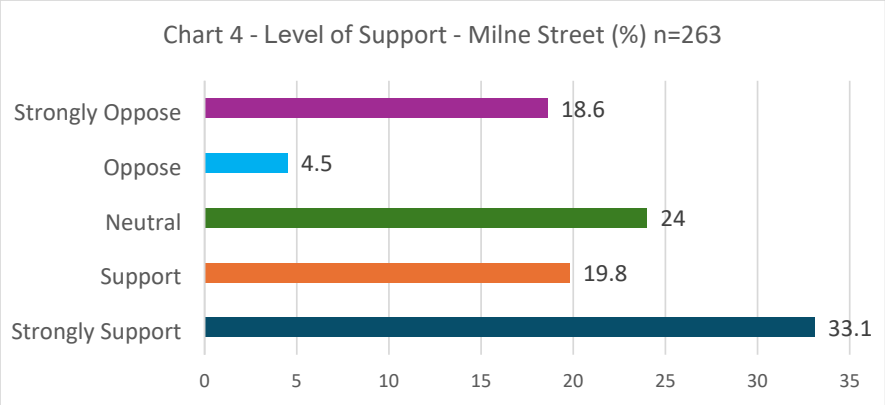
Theme	Strongly Oppose Analysis
1. TURN ARROWS / TURNING MOVEMENTS	
STRONGLY SUPPORT (n=23)	STRONGLY OPPOSE (n=20)
Key Focus: Want turn arrows TO SOLVE current dangers	**Key Focus:** Concerned about NEW traffic impacts
Primary Concerns:	**Primary Concerns:**
• Right turn from Stone St to Garratt Rd is dangerous	• Left turn slip lane will increase rat-running
• Need dedicated green arrow, not shared signal	• Waze/GPS apps will direct traffic through streets
• Current intersection causes accidents & near misses	• Signals will create congestion, not solve it
• Want arrows during peak hours especially	
2. PEDESTRIAN SAFETY / CROSSING	
STRONGLY SUPPORT (n=16)	STRONGLY OPPOSE (n=19)
Primary Concerns:	**Primary Concerns:**
• Currently dangerous to cross Garratt Rd (4 lanes)	• Slip lanes encourage higher vehicle speeds
• Need controlled crossing for children/elderly	• Wider corners = faster turning vehicles
• Want dedicated pedestrian phase (hard green)	• Increased traffic = more pedestrian risk
• Timing must allow enough time to cross safely	• Children walking to school will face more traffic

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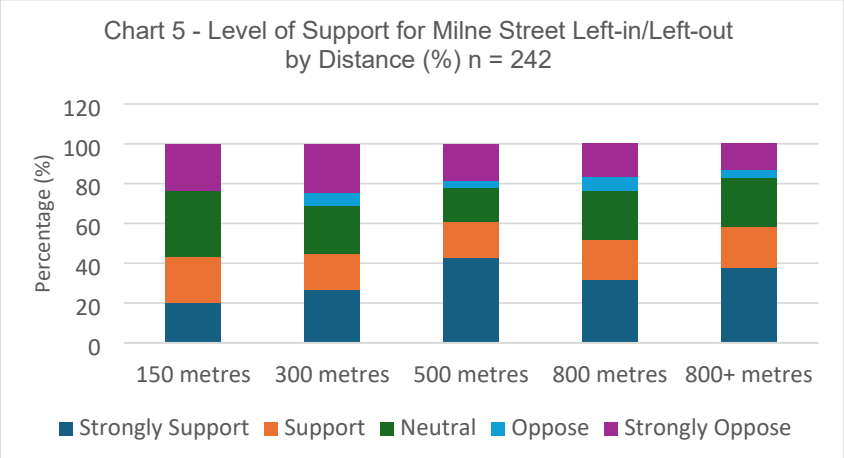
3. GENERAL SAFETY / CRASH RISK	
STRONGLY SUPPORT (n=20)	STRONGLY OPPOSE (n=29)
Key Focus: CURRENT intersection is dangerous	**Key Focus:** Signals will CREATE new dangers
Primary Concerns:	**Primary Concerns:**
• Witnessed accidents and near-misses at intersection	• Traffic displaced to residential streets (rat-running)
• Speeding on Garratt Rd Bridge approach	• Increased traffic near schools and parks
• Right turn from Stone St is extremely risky	• Hooning/speeding on local streets already a problem
• Signals are "20 years overdue"	• Driveways blocked by queuing traffic

Milne Street Left-in Left-out

Chart 4 shows support for the proposed changes at Milne St. Of note is the lower level of opposition to this proposal in relation to the signals; with 53% in support.



Looking to support by distance we can see that opposition reduces the further away people live. Those closest to the proposal are largely neutral / undecided.



To better understand concerns of those that Strongly Oppose and Oppose the Milne Street proposal a thematic analysis of open-ended comments has been undertaken (Table 10).

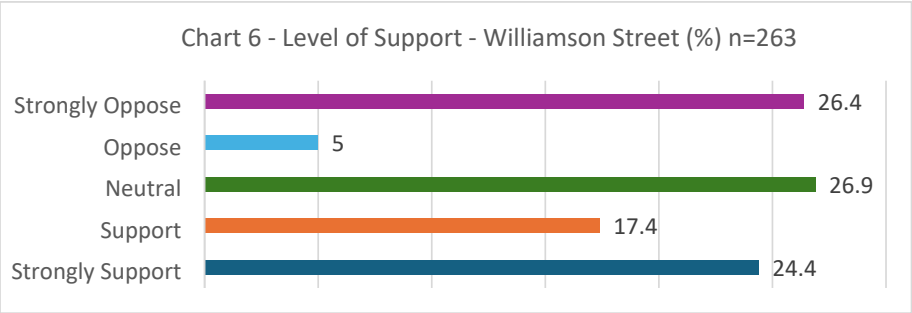
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Table 10: Thematic analysis- Milne St Opposition Comments with specific comment on Milne proposal (n=27)

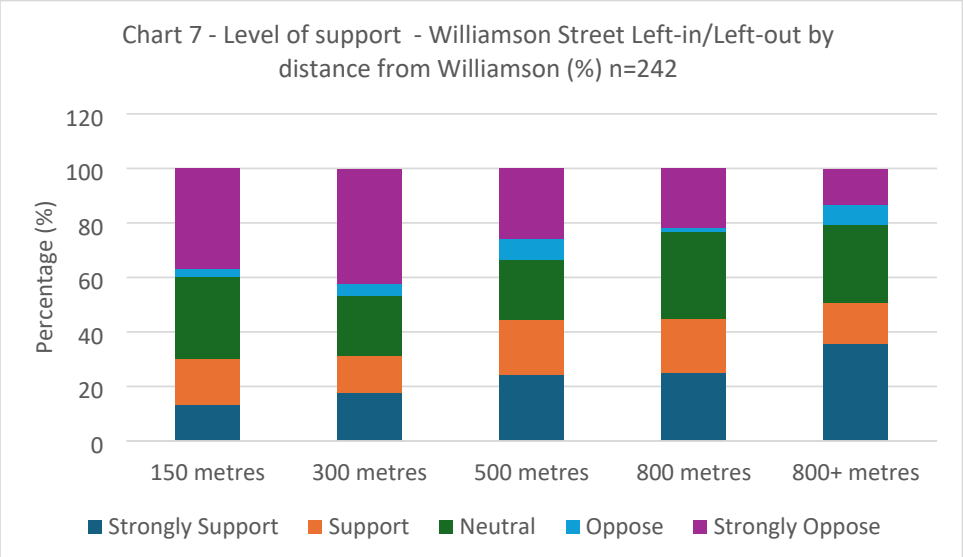
Theme	Count	% of Comments	Key Concerns
Loss of Property/Residential Access	18	66.7	Restrictions on right turns will limit access to homes, require longer routes, reduce convenient access to Riverside Gardens
Traffic Redistribution / Rat Running	16	59.3	Traffic will be pushed to other residential streets (Frinton, Roberts, Crowther), increased rat running through quieter streets
Increased Congestion / Delays	14	51.9	More traffic at King William/Guildford lights, queuing on Garratt Rd, longer travel times, Guildford/Garratt intersection capacity issues
Inadequate Consultation / Data	10	37.0	Residents not informed, need more traffic modelling, lack of evidence for Milne St restrictions, no clear justification
Alternative Solutions Proposed	10	37.0	Peak-hour only restrictions, roundabout, right turn onto Garratt from Guildford, cul-de-sac options, 'Keep Clear' markings
Safety Concerns (Children/Pedestrians)	8	29.6	Alf Brooks Park playground, school routes, pedestrian exposure, children playing near increased traffic
Inequity / Inconsistent Treatment	6	22.2	Roberts St residents denied similar changes, Stone St treated worse than other streets, unfair burden on local residents
Peak-Hour Only Issue	6	22.2	Right turns only problematic during peak times, blanket 24/7 restrictions unnecessary
Impact on Garratt/Guildford Intersection	5	18.5	Short right-turn phase, traffic backing up, additional load on already congested intersection
Health/Amenity Impacts	3	11.1	Air pollution, noise, light pollution from signals, loss of residential amenity
Bus Route Concerns	3	11.1	Impact on bus routes, relocation of buses to narrow streets

Given the large proportion of neutral, the open-ended responses were interrogated to see if any themes appeared. There were only a few specific mentions of Milne Street, those received included potential problems of increased traffic at the Frinton / Milne intersection, compounded by challenging sightlines at this location, and impacts on other local streets and laneways as local traffic will be channelled down them.

Williamson Street Left-in Left-out



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Data reporting (Telephone/mail/in person feedback)

In addition to the feedback received through the Engage Bayswater platform, the City also received submissions through general correspondence channels and in-person meetings with residents. Majority of the individuals who provided feedback through these channels also participated in the online survey.

The themes raised through these additional submissions were generally consistent with those identified through the online survey. Those in support of the proposed traffic signals considered the treatment to be a long-overdue improvement and emphasised that road safety outcomes should be prioritised above other considerations. Conversely, those opposed to the proposal raised concerns regarding the potential impacts on local amenity, accessibility, and traffic conditions.

Data reporting (e-petition)

The City also received a petition expressing concern that the installation of traffic signals could increase non-local traffic movements through the Maylands Peninsula precinct. The petition requested the implementation of traffic calming measures along Traylen Road, Queen Street, Percy Street and Stone Street to discourage through traffic and protect residential amenity. The petition contained 57 signatures and was presented to Council at the Ordinary Council Meeting held on 26 May 2026.

10.3.2 Riverside Foreshore Concept Master Plans

Responsible Branch:	Project Services
Responsible Directorate:	Infrastructure and Assets
Authority/Discretion:	Executive/Strategic
Voting Requirement:	Simple Majority Required.
Attachments:	1. Hinds Riverside Concept Design Report [**10.3.2.1** - 49 pages] 2. Tranby Bath Concept Report [**10.3.2.2** - 36 pages] 3. Bardon Park Concept Report [**10.3.2.3** - 38 pages]
Refer:	Item: 10.3.2 OCM: 09.12.2025 Item: 10.3.5 OCM: 26.08.2025 Item: 10.3.3 OCM: 28.05.2024
Officer Declaration:	*The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.*

This item does not contain any information that is considered confidential in accordance with Section 5.23 of the Local Government Act 1995.

SUMMARY

This report provides recommended foreshore concept plans and broader site master plan considerations for three identified key sites:

- A.P. Hinds Reserve / Riverside Gardens, Bayswater
- Bath Street / Tranby Reserve, Maylands
- Bardon Park, Maylands

Council endorsement is sought to formalise the concepts and enable progression to detailed design and to inform external funding applications.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

That Council:

1. Endorses the following documents:

(a) A.P. Hinds Reserve/Riverside Gardens – Concept Design and Masterplan Report (Attachment 1)

(b) Tranby Reserve and Bath Street Foreshore Restoration Concept Design Report (Attachment 2)

(c) Bardon Park Foreshore Restoration Concept Design Report (Attachment 3)

2. Notes the Riverbank funding secured from the Department of Biodiversity Conservation and Attractions to progress detailed design documentation to inform future foreshore stabilisation works within A.P. Hinds Reserve and Riverside Gardens, Bayswater.

Cr Michelle Sutherland Moved, Cr Calla Loiacono Seconded

CARRIED UNANIMOUSLY BY EXCEPTION (EN-BLOC): 8/0

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, Cr Steven Ostaszewskyj, Cr Anthony Pittaway, Cr Michelle Sutherland, Cr Nat Latter, Cr Elli Petersen-Pik - Deputy Mayor and Cr Cale Black.***

Against: ***Nil.***

BACKGROUND

The City has been working with the Department of Biodiversity Conservation and Attractions (DBCA) and other stakeholders to develop concept designs for foreshore stabilisation and broader site master planning at three key foreshore sites being:

- A.P. Hinds Reserve / Riverside Gardens, Bayswater
- Bath Street / Tranby Reserve, Maylands
- Bardon Park, Maylands

Council considered draft foreshore concept designs and broader site master plans at the Ordinary Meeting held 26 August 2025. Questions, comments and concerns were raised by the community at that time regarding disability access at A.P. Hinds Reserve, additional proposed parking around Leake Street, Bayswater, and pedestrian/dog off lead access into certain foreshore areas. Council considered all feedback and resolved as follows:

"1. Notes the Foreshore Restoration Concept and Master Plans being developed.

2. Notes the progression of funded foreshore restoration and revegetation works between Bath Street Reserve and Tranby Reserve, Maylands.

3. Approves a budget amendment from $400,000 to $650,000 in the current 2025-26 budget for the Riverside Gardens Play Space Renewal, to be funded from Public Open Space Cash in Lieu funds as detailed in Table 1 of this report.

4. Authorises the Chief Executive Officer to request the release of $650,000 from Public Open Space Cash in Lieu Developer Contributions.

5. Requests an update on the foreshore restoration concept and master plans to be presented to Council by December 2025.

6. Requests the Chief Executive Officer to develop a proposal for all ability access to the sandy area and water at Hinds Reserve suitable for water sport craft and paddle, and the proposal is considered as part of the 2026-27 Annual Business Planning process.

7. Requests the Chief Executive Officer to engage with affected residents regarding the Additional Parking Option off Leake Street, taking their feedback into consideration prior to final endorsement of the Master Plan by Council."

A subsequent update report was provided at the Ordinary Meeting on 9 December 2025 and Council resolved as follows:

"1. Notes the progress update on the development of Foreshore Restoration Concept and Master Plans, particularly in relation to the Hinds Reserve / Riverside Gardens site.

2. Notes the final concept and master plans will be presented to Council for endorsement by June 2026."

The final drafts of the Plans were presented to a Council briefing held on 30 June 2026 and are now presented to Council for endorsement.

EXTERNAL CONSULTATION

In developing the concepts, engagement with key stakeholders and community focussed on understanding site key values, issues, opportunities and constraints. The engagement was conducted via an online survey, government and local stakeholder workshops, community on-site pop-up sessions and workshopping and extensive input from the Whadjuk Reference Group.

The first round of engagement in August 2024 was to listen to the community to better understand their expectations and aspirations for each site and to find out what is important to them and what

should be considered or included within the concept designs. The types of engagement included letter drops, distribution of engagement materials at City venues and businesses, online surveys with interactive mapping tools, and a number of pop-up consultation sessions held at the sites. Draft concepts were developed and further presented to community and stakeholders for comment during a second round of engagement completed in December 2024. Further amendments to the plans were then made based on additional feedback.

The draft concepts, master plans and engagement outcomes report are posted on the City's Engage Bayswater site – www.engage.bayswater.wa.gov.au

Following community feedback on the draft concepts considered at the Ordinary Council Meeting in August 2025, the City wrote to affected residents living near the proposed additional parking at the end of Leake Street in a letter dated 13 November 2025. The correspondence advised that the additional parking option would no longer be considered and would be removed from the concept plan. No further comments have since been received regarding parking at the end of Leake Street.

The City has continued to liaise with key stakeholders, including the Department of Biodiversity Conservation and Attractions (DBCA) whose Riverbank funding contributed toward the development of the plans.

All feedback received has now been incorporated into or responded within the final concepts.

OFFICER'S COMMENTS

A.P. Hinds Reserve / Riverside Gardens

The A.P. Hinds Reserve/Riverside Gardens Concept Design Report **(Attachment 1)** presents a planned approach intended to stabilise and revegetate the immediate foreshore from Garratt Road Bridge to the boat ramp at the end of Memorial Drive within Riverside Gardens East.

The concept design for the foreshore project area provides direction for restoration works proposed within the next five years and will assist the City in seeking funding from various sources to deliver the project.

To further future-proof the site, a master plan has also been developed depicting potential improvement options to be further considered at a later stage. Future engagement will likely be required in progressing any areas identified within the overall site masterplan. Further consideration will be required to determine the appropriate location of building assets once buildings reach end of asset life (anticipated at this point to be beyond 20 years).

Some minor amendments and considerations are noted below since the plans were last presented to Council in August 2025:

1. Dog Off Lead Areas

   Stakeholders are supportive of maintaining existing levels of dog off lead exercise areas, particularly the established dog off lead areas within Riverside Gardens West. Accordingly, no changes have been made to the dog on-lead or dog off-lead boundaries within the plan.

   The plan does, however, include increased planting and revegetation within selected areas, including parkland areas, pathway boundaries and sections of the immediate foreshore. These works are intended to increase natural vegetation, improve shade, enhance beautification and support overall public amenity.

   Dog off-lead access to the main beach area will be retained, together with the creation of additional pathways providing access to other riverside areas between the jetty and Bayswater Brook. The plan also notes that temporary fencing will be required in some

locations to support the establishment of new vegetation and removed once vegetation has matured. Additional fencing will also be installed where necessary to provide separation between dog on-lead and dog off-lead areas to improve safety for park users and their dogs. The type, alignment and extent of all fencing will be determined during detailed design.

2. Additional Parking

New and additional parking areas are proposed within the masterplan at the end of Milne Street and along the road entrance into Riverside Gardens from Milne Street. Additional parking was also originally proposed within areas at the end of Leake Street.

The proposed parking at Leake Street, including the area adjacent to 154 Leake Street, raised community concern and has since been removed from the plan. In response to community feedback, no new parking is proposed in the vicinity of Leake Street.

3. Advertised Disposal of Land

The masterplan site area has been amended to exclude Lot 3 (154 Leake Street) from the plan following Council's consideration of potential land disposal options during 2025. A public notice was subsequently issued by the City in April 2026 advising of the proposed disposal of the land. The existing car park within Riverside Gardens West at the end of Leake Street will however be retained and will not be subject to future development.

4. Access Considerations Within A.P. Hinds Reserve

Stakeholder engagement identified a need for improved user and community access to the river especially for active water sport participants within A.P. Hinds Reserve. Both the masterplan and concepts acknowledge and reflect options for improved access.

Further research has also been conducted by the City around the provision of boat and user launching solutions in response to Limb 6 of the Council resolution at the Ordinary Meeting held on 26 August 2025.

Accessible launch solutions similar to those proposed for A.P. Hinds Reserve have been implemented at Hillary's Boat Harbour, Joondalup, and Riverside Gardens Reserve, Mandurah. The figures below show examples of these accessible launch facilities.





Photos courtesy of City of Mandurah (social story) publication

No final design decision has been made at this stage; however, funding is included for consideration in the draft 2026/27 budget to conduct feasibility studies and project planning to progress a suitable access solution within A.P. Hinds Reserve.

5. Riverbank Funding

   An amount of $65,000 grant funding has been secured from the DBCA to progress foreshore restoration detailed design documentation at A.P. Hinds Reserve / Riverside Gardens within the 2026/27 financial year. Following endorsement of the foreshore concepts the City will progress the concepts to detailed design in order to progress stabilisation works, subject to further funding becoming available.

6. Riverside Gardens West - Play Area Renewal

   The 2025/26 budget included $740,000 for the renewal of the play space within Riverside Gardens West. These funds will be carried forward to the 2026/27 budget. A contract for the construction of the play space has been awarded recently, and the project will be completed late 2026.

The concept works to stabilise and revegetate the foreshore area from A.P. Hinds Reserve to the public boat ramps at Riverside Gardens East on Memorial Drive (excluding future masterplan work) are estimated at $4,500,000 excluding preliminaries, contractors' margins and contingencies.

The total estimated project cost, excluding GST, is $7,500,000 and is currently unfunded. These figures are preliminary estimates and indicative probable costs only and may be subject to change following detailed design, scope refinement and future market conditions.

Tranby and Bath Street Reserves, Maylands

The Tranby & Bath St Reserve Concept Report **(Attachment 2)** shows a planned design approach for Tranby and Bath Street Reserves. The site boundary for the project is noted in the plan as the 'Project Area' and primarily comprises the foreshore edge. The concepts provide strategic direction however the plan also includes additional opportunities for further consideration in developing the broader reserve area beyond the initial foreshore edge.

There have been no amendments to the plans that were previously presented to Council for consideration in August 2025, during this final review period.

The City was granted $950,000 to complete the detailed design and stabilisation of the foreshore edge through the DBCA and the Federal Department of Climate Change Energy the Environment and Water. Foreshore stabilisation and revegetation work is currently progressing on site and will be completed by November 2026.

The funded work currently being delivered does not extend to the higher level broader site improvement opportunities such as pathway amendments and planting / landscaping proposed to the West of the pathway running through both reserves, nor does it include Items 9 – 15 and M1 – M13 within the Concept Plan Zone A, Items 30 – 35 within Concept Plan Zone B and Zone C, nor Items 32 – 35 and M1 – M14 within Concept Plan Zone D. Progression of these excluded proposed actions are subject to future funding and further engagement.

The total cost to complete all the remaining works identified from Tranby Reserve to Bath Street Reserve including preliminaries, contractor margins and contingencies is estimated at $3,400,000. This figure is an indicative probable cost only and may be subject to change following detailed design, scope refinement and future market conditions.

Bardon Park, Maylands

The Bardon Park Concept Design is shown in **Attachment 3**. The concept report provides strategic direction for both foreshore stabilisation and broader park amenity including existing ponds and connectivity between Upper and Lower Bardon Park.

Apart from minor stakeholder comments from the DBCA relating to terminology and labelling, the plans remain unchanged from those presented in August 2025.

Items identified for priority stabilisation and revegetation are listed as Items 1 – 25 within Concept Plans – Zone A and B. Items that have been identified as presenting opportunities for future consideration, engagement and planning are listed as M1 – M15.

The total estimated cost to deliver Items 1 – 25 is $5,800,000. As per the cost estimate figures outlined above, this figure is a preliminary estimate only and may be subject to change following detailed design, scope refinement and future market conditions.

LEGISLATIVE COMPLIANCE

The land portions identified in this report fall within the development control area under the Swan and Canning Rivers Management Act 2006. Any works that occur will be subject to approvals from the Department of Biodiversity and Attractions (DBCA). The Swan River is a significant site for the Whadjuk Noongar people and is protected under the *Aboriginal Heritage Act 1972*.

RISK MANAGEMENT CONSIDERATION

The table below shows the level of risk for each impact category, if the officer's recommendation is not adopted by the Council.

Impact Category	Appetite	Risk Rating
Workplace, Health and Safety	Low	Low
Financial	Medium	Low
Reputation and Stakeholders	Medium	Medium
Service Delivery	Medium	Low
Environment	Low	Low
Governance and Compliance	Low	Low
Strategic Risk	SR01 - Inability to plan, provide and support socially connected, healthy and safe neighbourhoods. SR02 – Failure to strategically plan, deliver and maintain infrastructure and assets. SR03 - Council plans, decision making process and/or activities fail to invest in the management, protection and improvement of its natural environment. SR04 - Inability to work collaboratively to engage and partner with the stakeholders to promote and advocate opportunities to live and invest. SR05 - Inability to manage stakeholder expectation through early and ongoing engagement.	

FINANCIAL IMPLICATIONS

The City received part funding in 2024-25 from the Department of Biodiversity Conservation and Attractions through the Riverbank Grants Funding Program to develop the concept and master plans presented for endorsement.

There was $950,000 allocated in the 2025/26 budget to undertake foreshore stabilisation and revegetation of the immediate riverbank / foreshore area between Tranby Reserve and Bath Street Reserve, Maylands. The project is grant funded through the Federal Department of Climate Change, Energy the Environment and Water through the Urban Rivers Catchment Program. Unspent funds will be carried forward to the 2026/27 Budget for the completion of the project.

The City has received $65,000 Riverbank funding from the Department of Biodiversity Conservation and Attractions to progress foreshore restoration detailed design documentation for the A.P. Hinds Reserve / Riverside Gardens site.

All other identified works remain unfunded. Endorsement of the plans presented will assist Council in seeking external funding to support the progression of future works.

It should be noted that endorsement of the plan does not commit Council to undertaking unfunded works at this stage.

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Council Plan 2025 – 2035, the following applies:

Key Result Area:	Social
Outcome 1.3:	An Active and Healthy Community
Objective 1.3.2:	Provide welcoming, quality recreational spaces and activities
Key Result Area:	Built
Outcome 2.2	Built Infrastructure that Meets Current and Future Community Needs
Objective 2.2.1	Improve the amenity of our public spaces and streetscapes.
Objective 2.2.2	Ensure accessible connections between the built realm and natural green spaces to relax and recreate.
Key Result Area:	Natural
Outcome 3.1	Sustainable Natural Green Spaces
Objective 3.2.1	Preserve and enhance our biodiversity and the health of our river, wetlands and bushland.
Objective 3.2.2	Increase tree canopy to shade our pathways and cool our suburbs.
Objective 3.2.3	Maintain and protect our inviting green open spaces.

CONCLUSION

The City has been working with the Department of Biodiversity Conservation and Attractions (DBCA) and other stakeholders to develop concept designs for foreshore stabilisation and broader site master planning at three key foreshore sites:

- A.P. Hinds Reserve / Riverside Gardens
- Bath Street / Tranby Reserve
- Bardon Park

All community and stakeholder engagement has now been completed, and the final foreshore concept plans and broader site Master Plan considerations are presented for endorsement.

Council endorsement of the plans will provide the City with a clear, endorsed framework to assist in seeking external funding and guide the delivery of future works along the City's foreshore. This approach represents sound and strategic planning practice, ensuring that future investment is informed by stakeholder input, environmental considerations, and long-term site objectives, and that works can be delivered in a coordinated and staged manner over time.

Concept Design + Masterplan Report

A.P. Hinds Reserve and Riverside Gardens Foreshore Restoration
Concept Design + Masterplan



PROJECT TEAM

ISSUE DATE
01/07/2026_Concept Report Rev F
09/12/2025_Concept Report Rev E
28/11/2025_Concept Report Rev D
15/08/2025_Concept Report Rev C
18/06/2025_Concept Report Rev B
25/05/2025_Concept Report Rev A
07/04/2025_Concept Report

Client - City of Bayswater + Department of Biodiversity, Conservation and Attractions

SYRINX + CaPA + Seashore Engineering + element.

Environmental & Ecological (Lead Consultant)

Landscape Architecture

Coastal Engineer

Stakeholder and Aboriginal Cultural Heritage Engagement

Part I _ Acknowledgment of Country

Acknowledgment of Country

Ngalla City of Bayswater kaatanginy baalapa Noongar Boodja baaranginy, Wadjuk moort Noongar moort, boordiar's koora koora, boordiar's ye yay ba boordiar's boordawyn wah.

The City of Bayswater acknowledges the Traditional Custodians of the land, the Whadjuk people of the Noongar Nation, and pays its respects to elders past, present and emerging

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Attachment 01 A.P. Hinds Reserve and Riverside Gardens Site Analysis Report (March 2025)

Attachment 02 Bayswater Foreshore Restoration Community Engagement Outcomes Report (Nov 2025)

INTRODUCTION







images above: location diagram + the river edge

Project Background

The City of Bayswater (the City) and the Department of Biodiversity, Conservation and Attractions (DBCA) share a joint responsibility for managing approximately 9.5 km of the Derbal Yerrigan (Swan River) foreshore, which borders the City. In May 2020, the City adopted a Ten Year Foreshore Plan as part of its long-term commitment to foreshore protection and restoration. As part of this plan and supported by DBCA, the City is developing foreshore restoration designs for three of its premier foreshore locations:

i) Site A - A.P. Hinds Reserve & Riverside Gardens (Bayswater)
ii) Site B - Tranby & Bath Street Reserves (Maylands)
iii) Site C - Bardon Park (Maylands)

A Concept Design report has been prepared for each of these three sites in close liaison with the City, DBCA , relevant state agencies, Whadjuk Reference Group, site user groups and the wider community. The reports have also been based on scientific, historical and cultural information gathered as part of the project.

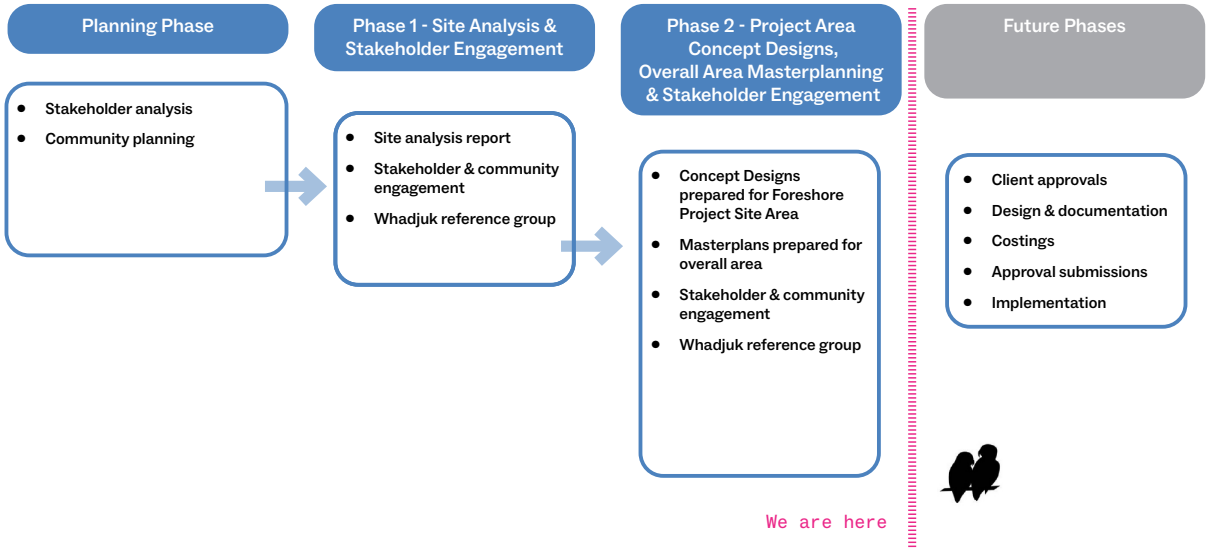
This report and the enclosed Concept Designs present a design approach for Site A - A.P. Hinds Reserve & Riverside Gardens, including its foreshore edge. The site boundary for the project is noted in the reports as the 'Project Area' and is primarily comprised of a foreshore edge.

To also future plan the site and the reserves adjacent, an overall design option has been provided. This is referred to in the report as ' Masterplan' along with key Ideas and diagrams. These options depict visionary future works, envisaged to be further considered and installed at a later stage. These options are separate from the proposed Concepts. They have been provided to assist the City and the community with a comprehensive picture of how the precinct could be developed , following key feedback received during the foreshore project's consultation period.

The Concept Design for the foreshore's project area provides direction for restoration works within the next 5 years and will assist the City to seek funding from various sources in order to deliver the project. The Masterplan can be used for further consideration and development by the City and community for future projects within the reserves and to verify the relationships between the reserve and the foreshore works staging. It can also be used to assist with future community engagements regarding developments within the reserves.





images above: consultation images by Element Advisory

PROJECT PROCESS & PHASING

Project Process

The diagrams of the project phasing illustrate the steps undertaken by the City, DBCA and the design team to deliver the Concept Design.

The entire process, from project initiation to future implementation and construction, will take several years to complete.

Priority will be given to the foreshore (Project Area) works within the next five (5) years. The changes to the wider reserve areas may take significantly longer and rely on the availability of funding and further consultation.

Project Phasing

Planning Phase – Inception

This stage involved establishing a framework for project delivery and setting initial objectives and principles for the project with the focus on the foreshore edge and the wetlands.

Phase 1 - Site Analysis & Stakeholder Engagement 01

A site analysis was undertaken including ecological, social and cultural contexts for both the foreshore and the wider reserve areas. Erosion and foreshore dynamics, infrastructure considerations and the site connectivity with the surrounding environment were analysed, noting key challenges and opportunities. The output from this review is included in the 'A.P. Hinds Reserve and Riverside Gardens Site Analysis Report' (refer to Appendices).

Engagement with key stakeholders and the community focused on understanding the site's key values, issues, opportunities and constraints. This included an online survey, government & local stakeholder workshops, community onsite pop-up sessions and work-shopping / conversations with the Whadjuk Reference Group. Site engagement summaries are included in the "Bayswater Foreshore Restoration Community Engagement Outcomes Report" (refer to Appendices).



image above: existing site

Phase 2 - Concept Design & Stakeholder Engagement 02

Draft Concept Design options were developed from site understandings by the team and feedback received during the initial engagement process. The drafts were presented for stakeholder and community feedback, similar to the previous phase process, and the feedback was gathered as part of the engagement report.

Adjustments were made to the draft Concept Designs to incorporate feedback received through consultation. This report presents the final Concept Design for the foreshore and site (Project Area) alongside a wider masterplan which can be used as a basis for further detailed designs and implementation.

Future Stages

Confirmation of the Concept Design for additional stages and progression towards implementation is to be confirmed (i.e. Schematic, Detailed Design, Tender, Construction stages etc.).

CONTEXT - EXISTING OVERALL SITE & PROJECT AREA











images above: existing site

The context for the Project Area and the overall reserves are detailed in the 'A.P. Hinds Reserve and Riverside Gardens Site Analysis Report' (refer to Appendices). Text below provides a broad summary as an introduction to the project's key design challenges and opportunities.

Existing - Overall Site

A.P. Hinds Reserve and Riverside Gardens are located in the suburb of Bayswater on the Middle Swan River Estuary foreshore, situated between the Garratt Road traffic bridge and the Memorial Drive boat ramp at Riverside Gardens East.

The adjacent Eric Singleton Bird Sanctuary and Bayswater Brook (formerly known as the Bayswater Main Drain) separate Riverside Gardens East and West. An Urban Forest project at Riverside Gardens East is currently underway which involves the conversion of an area of open grassland to a high-quality natural area parkland.

Riverside Gardens is a well known off lead dog exercise area and A.P. Hinds Reserve as a community social hub, water sports area (i.e. rowing, kayaking, paddle boarding), with a local Rowing / Kayak Club and a Scout Hall present.

The site is adjacent to areas of high ecological value; Baigup Wetlands to the west, Eric Singleton Bird Sanctuary to the east and Garratt Road Bridge Park to the north-west) being a part of an integral flora and fauna habitat for the locale and the wider regional Swan – Canning Riverpark.

The history of the site is varied and both the foreshore and the wider reserves were modified as a result of human activities since settlement particularly during 1960s. From pristine wetlands bordering the Bayswater Brook that occupied much of both reserves prior to settlement to a dairy farm and a landfill site prior to becoming a parkland, the site was drastically modified. These modifications leave a legacy of cultural and environmental damage that are challenging to address in light of current community desires/requirements and the collective environmental responsibility. The presented Concept Design has attempted to present as balanced an approach as possible, given many constraints, particularly regarding community use of the area, key infrastructure and services, flood and erosion risk and the cultural importance of the area.

Context - Existing Overall Site & Project Area











images above: existing elements to the foreshore

images above: overall site and site zone diagram

Project Area

The site area and focus of the Concept Design scope is defined as the 'Project Area', which represents a narrow section of the foreshore between the riverside footpath and the river, extending from the eastern extent of Baigup Wetlands to Memorial Drive Carpark.

The area is subject to erosion and vegetation loss due to both natural and human-induced changes. Climate change, sea level rise and intensified use of the area contribute to erosion and vegetation loss. While the infill of the Project Area is relatively low and contains predominantly dredge material from the river, the adjacent landfill area creates a steep transition, resulting in upper bank erosion during high water levels. Intense use of the area for recreation also creates pressure on a significant portion of the foreshore, and all of the area is flood-prone, posing challenges to the management of facilities and key infrastructure that in time may require relocation and or modification to serve their current function.



image above: pictogram of some key values and ideas

KEY VALUES

The key values for the project have been developed through research and the consultation processes, informing the larger site context (Masterplanning) and reflected in the site's final Concept Plans presented in this report. These values include:

Environment / Nature

- Value, protect and enhance native vegetation and create green links with the adjacent bushland areas.
- Linking habitats for fauna, improving water management and quality are of importance.

Connection to River & Nature

- Maintain and improve river access for enjoyment and recreation. Being in and surrounded by the natural environment.

Cultural Heritage

- Recognise, honour and protect the natural elements of the site and allow for cultural knowledge sharing and education.
- Reflect the heritage value of the Garratt Road Bridge.

Sustainability

- Prioritise sustainable, innovative and flexible nature-based solutions, adaptable to the dynamic river environment and acknowledging the significant impact of historic infill and dredging.
- Emphasise the importance of endemic species for ecological health and rehabilitation.

Community Connection & Inclusion

- Maintain and enhance an outdoor social and community feel.
- Provide a variety of places to meet, connect and belong.
- Enable connection to nature, providing and valuing education, and social cohesion whilst improving, accessibility, safety, equity and inclusion in foreshore design and user experience.

Recreation and Aesthetic Appeal

- There is strong desire to retain and enhance community facilities and recreation.
- Spaces and pathways to promote a healthy lifestyle valued (e.g. walking, paddle sports, cycling).
- High appeal for off-lead dog exercise areas and use of the beach.
- Views of the river, open grass ovals and direct river access for events like Avon Descent.

Key Issues



Flooding





Contaminants





Safety





Erosion



KEY ISSUES

The key issues and opportunities derived through research and the consultation processes with stakeholders and the community, informing the Masterplaning and Concepts are summarised below:

Environment

- Fragmented ecological links across the site and between neighbouring reserves.
- Habitat loss and threats to wildlife.

Flooding

- Continued flooding to A.P. Hinds Reserve and impact to the playground.
- Future impacts associated with climate change and associated river level rise.

Contaminants

- Pollution of Bayswater Brook and risks to human health.
- Management of in-ground contamination for current use of the parklands and for future works.

Safety

- Management of off/on-leash dog areas and dog behaviour.
- Pedestrian safety and crossing within the A.P. Hinds Reserve car park. (Hazard for prams/wheelchairs to continue walking paths).
- Concrete drain pipes near playground. (Hazard).
- Management of in-ground contamination for future works.
- Lack of shade provision.
- Boggy grounds near river.

Erosion

- Restoration of critically eroded foreshore.

Water Access

- Management of entry points to the river.
- Lack of designated fishing areas.

Key Issues





Water Access





Cultural Values

Cultural Values

- Lack of consultation and understanding or agreement with the values of Whadjuk people, the original custodians of the river and the site.
- Lack of education, way finding, artwork and signage on Whadjuk culture.
- Lack of native planting to the wider parkland area and the recognition of the past environment.
- Concern for use of materials and plants from other places for restoration and other nature improvement works (e.g. sourcing of sand, gravel and rock should be from Whadjuk country as close as possible to site and all plants locally endemic).
- Concern over pollutants entering culturally significant areas.

Landscape

- Balancing human activity and nature.
- Lack of vegetation.
- Concern for potential loss of trees along foreshore edge.
- Invasive weed vegetation.





Landscape





Maintenance

Maintenance

- Maintaining vegetation clearance from infrastructure.
- Waste removal, tree lopping and weeding needs for area.
- Ongoing degradation / pollution of Bayswater Brook.
- Rubbish left behind (fishing spots in particular).
- Concerns for vegetation in areas of high traffic such as island on the dog beach and foreshore revegetation needing protection.

Key Opportunities





Revegetation





Improved Shade





Cultural Values





Improved lighting

KEY OPPORTUNITIES

Environment

- Expand biodiversity corridors to include additional areas and improve connections between them, the foreshore and the wider site.
- Habitat creation, expansion and protection for local environment.
- Work with asset owners to improve Baywater Brook's water quality.

Revegetation

- Inclusion of endemic and local species.

Foreshore Edge Improvements

- Provide a mix of bioengineering and nature-based solutions to provide foreshore stability.
- Utilise fortifications where necessary to maintain safe enjoyment of the foreshore.

Additional Shade

- Increase shade structures.
- Increase tree canopies to sitting areas and to complement pathways.

Cultural Values

- Provide education, way finding, artwork and signage improvements relating to Whadjuk culture and habitat creation
- Utilise locally sourced materials that best celebrates the site's endemic soils and vegetation.
- All future ground disturbance works to have a monitor.

Improved Lighting

- Improved lighting to walking paths (particularly near Scout Hall, Rowing /Kayak Club and boat ramp).

Key Opportunities





Improved Facilities





All Abilities Access





Improved Play Spaces





Water Activity Additions

Improved Facilities

- Upgraded changing rooms.
- Additional bins and drinking fountains.
- Additional shade and seating (near Oarhouse Cafe and Memorial Drive).
- Future planning for consolidated, multi-purpose facility for the community (e.g. Scouts, Rowing, Kayaking Clubs etc.) and hospitality to the vicinity of current location for improved amenity, recreational areas and flood appropriateness.

All-Abilities Access

- Improved access for wheelchairs / all abilities, including for sandy areas, in A.P. Hinds Reserve car park, parking bays and toilets.
- All-abilities public access ramp and overhead hoist to the jetty for paddle craft.

Improved Recreational & Play Spaces

- Inclusion of nature style playground with all-abilities (A.P. Hinds Reserve and in Riverside Gardens).
- Future planning for improved external and recreational areas for community amenities.

Water Activity Additions

- All access floating jetty or pontoon to accommodate high water levels, and more berthing spots.
- Safety boat access ramp for club safety boats.



images above: pictogram with key ideas for interface of Riverside West and the Eric Singleton Bird Sanctuary

MASTERPLAN - CONTEXT FOR THE CONCEPTS

A Masterplan has been prepared to provide context for the Project Area's Concept Designs, considering the reserves beyond the specific project area, future interfaces and connections with adjacent areas.

"Masterplan - Key Ideas & Diagrams" reflects consolidated research and consultation and provides strategic design direction for the Masterplan and Concepts.

These considerations and suggestions within the Masterplan are complementary and additional to the Project Area's Concept Design and as such have been provided with an understanding that further discussion with the community and stakeholder groups would be required.

MASTERPLAN - KEY IDEAS & DIAGRAMS



Key Ideas - Foreshore Edges

The foreshore provides an important dual function of providing a habitat for riparian flora and fauna and a place for community recreation and enjoyment.

Key ideas include:

- Providing a considered erosion strategy and implementation of predominantly vegetated river edge supported by bio-engineered erosion protection techniques, in preference to hard engineered structures.
- Building on and enhancing the existing vegetated areas with low barrier protection for re-vegetated areas and fauna.
- Providing safe, focused beach and river access for the community with improved foreshore levels (i.e. re-grading to a consistent fall) and with improved entries for a variety of water activities.
- Providing foreshore stabilisation and river access for the public in a manner that avoids disturbance of the historic landfill.

Masterplan - Key Ideas & Diagrams



Key Ideas - Biodiversity Linkages

The reserves have an important function of providing ecological linkages with the river and to neighbouring Baigup Wetlands, Garratt Road Bridge Park, Eric Singleton Bird Sanctuary and the new Urban Forest.

Key ideas include:

- The retention of existing trees and planting where possible.
- Increased plantings and revegetation of locally native ground and tree plant species for increased and improved fauna habitat (e.g. suitable for turtles, frogs and birds).
- Increased areas of consolidated, connected and biodiverse habitat, providing safe fauna movement and biological continuity across the river foreshore.

Masterplan - Key Ideas & Diagrams



Key Ideas - Activity Zones

The area provides for a number of diverse activities and uses including habitat provision, active and passive general recreation use, rowing / kayak clubs, sea scouts, exercise areas for people and dogs, nature enthusiasts and general visitors to the site. These activities and uses have the potential to be both complementary and conflicting.

The Masterplan proposes a balanced approach by improving functionality, and safety across the reserves by providing clarity within the arrangement of spaces.

Key ideas for the arrangement of various activity areas are:

- Support the current activity use and zoning for the overall site.
- Improve the legibility of activity use for pedestrians and cyclists with a codified coloured pathway system and reducing reliance on extensive signage.
- Maintain dedicated and expansive off-lead areas and access to the river beach, expansive grass areas and jetty for dog exercise. The embayment at Riverside Gardens West will remain the largest, dog off-lead permitted beach in the Swan river system.
- Provide a northern pedestrian corridor from Riverside West to the Eric Singleton Bird Sanctuary area, allowing for improved safety for a variety of visitors (e.g. children in playground areas, parents with prams, walkers, elderly etc.) to areas adjacent to the dedicated off-lead areas. This could be achieved by extending the existing low chain link barriers and/or additional low ground-cover planting with planting protections.
- Provide improved universal access for water activities (e.g. rowing, canoing, kayaking, fishing)
- Improve shade provisions, playground amenities set within an enhanced riverine landscape context.
- Maintaining and enhancing community access and use of amenities to the west of the site; fishing adjacent to the Garratt Road Bridge, hospitality and playground areas.
- Providing protection of habitat areas.

Masterplan - Key Ideas & Diagrams

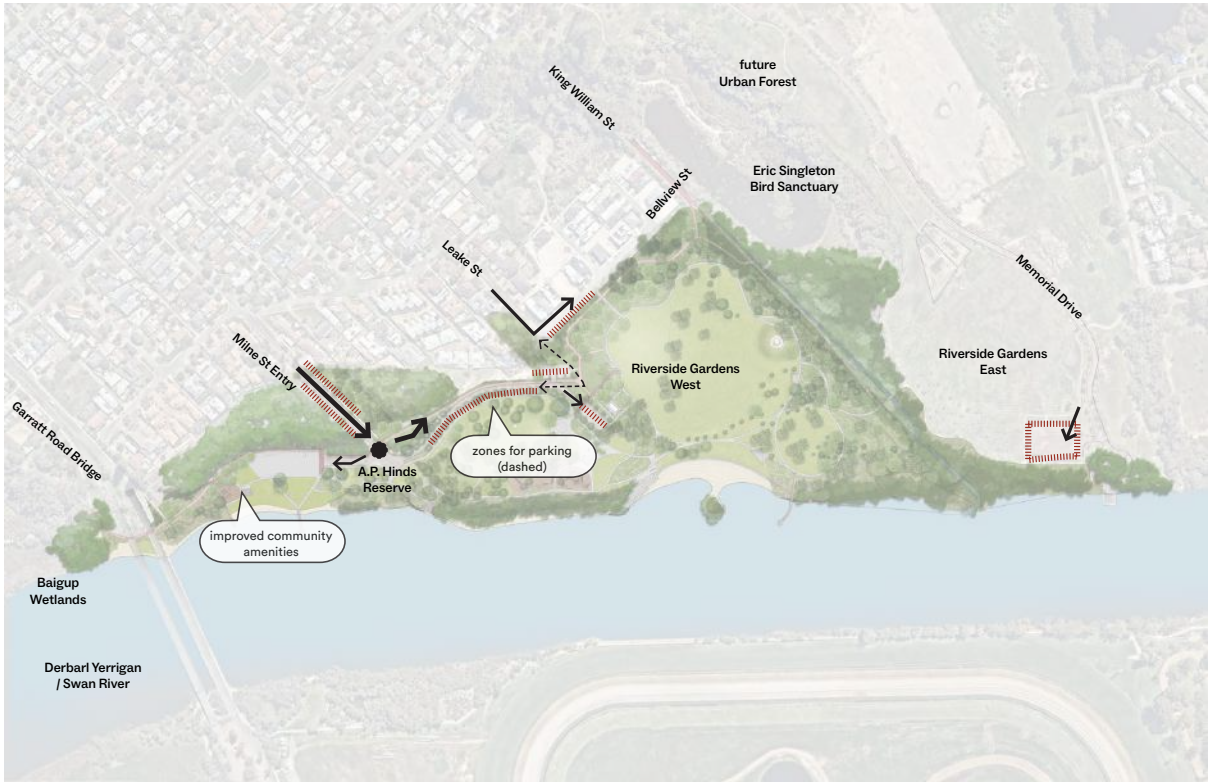


Key Ideas - Pedestrian & Cycle Paths

The current arrangement of pathways and access points for user groups, cyclists, pedestrians, walkers, runners etc has evolved from multiple additions over an extended period of time. As a result, there is a current lack of clarity and coherence for activity use. The pathways are also of variable material, colours, standard and widths.

Key ideas to improve clarity of access, pedestrian and cycle network as follows:

- Provide a codified material and colour for cycleways and reducing the reliance of signage (i.e. painted on ground and pole signage).
- Provide a dedicated cycleway approach from the west (Garratt Road Bridge) to the east (Eric Singleton Bird Sanctuary) be considered. This would include a relocation of bicycle pathway between Milne and Leake St to the north be considered.
- Improve user access and public circulation at A.P. Hinds Reserve by focusing pedestrian circulation to the north of the café and boatshed, improving functionality and interface with the foreshore for user groups.



Key Ideas - Site Vehicle Access & Parking

Current access to the site and associated parking areas is largely provided via a single vehicle entry point (Milne St)

The Masterplan proposes the augmentation of the vehicle entry and carparking arrangement within the Reserves to provide better servicing of the Reserves without a reduction in parking provision overall.

Key ideas include:

- Providing additional street parking to Milne St and off-street parking between Milne and Leake St in between the existing mature trees.
- Existing parking areas to Riverside Gardens West be retained. DBCA unlikely to support expansion adjacent to toilet area.
- Future consideration of vehicle access to AP Hinds from Leake St. (notionally dashed).
- Re-distributing the existing western Milne entry carparking to allow for an improved biodiversity corridor, maintaining parking provision with additional carparking to nearby areas.
- Providing a vehicular turnaround to terminus of Milne St.

Masterplan - Key Ideas & Diagrams



Key Ideas - Heritage & Interpretation

The overall site includes a number of notable heritage elements. Its proximity and connection with the river is extremely important to Noongar people, along with the historic Bayswater Brook watercourse that once crossed the site and connect to the river. The heritage listed Garratt Road Bridge provides a site specific reference point of post-colonial significance.

A number of key ideas have been reflected in the design proposals:

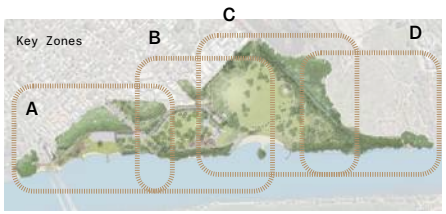
- Providing an acknowledgment of the former Bayswater Brook watercourse through excluding built elements and incorporation of freshwater endemic tree plantings along its historic alignment.
- Making provision for future soils and rock treatments to be locally sourced in accordance with cultural advice.
- Reflecting the unique timber structures of the heritage listed Garratt Road Bridge through the project site. Suggested elements include; artwork timber totems, shade structure elements, playground elements.



Masterplan - Overall Plan

LEGEND

- Project Area Boundary
- Road
- Carpark
- On Lead Dog Area
- Off Lead Dog Area
- Points of Interest
- Pathway Connection Node
- Shared Cycle Path (proposed + existing)
- Nature Trail
- Pedestrian Access
- Pedestrian Boardwalk
- Access Nodes
- Native Garden
- Lawn Area
- Revegetation Area
- Nature Play
- Existing Trees Retained
- New Trees
- River Beach
- 6 Concept Scope Elements
- 6 Masterplan Scope Elements



Masterplan - Plans



Masterplan - Zone A

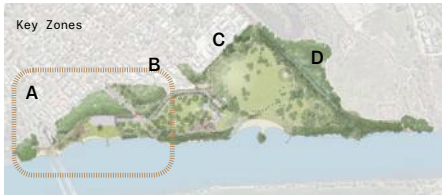
1. Improved biodiversity linkages. Re-alignment of cycle path for improved sight and increased vegetation surrounds adjacent foreshore plantings.
2. New pathway node, with raised walkway and fauna crossing under.
3. Potential location for future long-term shared use Civic Building and amenities (e.g. Rowing Club, Kayaking Club, toilets, Sea Scouts and hospitality etc).
   Built form setback from river-edge (40m) to prioritise improved public access to the foreshore. Built form envelope (dashed) to indicate potential location.
4. Increased vegetated connections with Garratt Road Bridge Park, Baigup Wetlands.
5. Additional recreational landscapes and vegetated areas to foreshore: grassed foreshore, vegetated areas extended. Additional pathways for universal access.
6. Potential turnaround and drop-off area for vehicle and watercraft.
7. Cultural opportunity to location. This location represents the previous interface of the former Bayswater Brook and the river and would provide a unique place for cultural acknowledgment and opportunity.
8. Improved planting for biodiversity opportunities. Potential trail connections with Ellis House walkways.
9. Improved car parking. Additional consideration and signage for watercraft overflow and special events.

9a. Additional parking and associated re-alignment of footpaths.

10. New cycle path for improved connections to existing network, reduce road intersection crossings, pedestrian conflicts and reliance on signage.
11. Additional car parking. Permeable surface car bays to be provided in between existing trees, with pedestrian pathway relocated to suit.

NOTE: refer to Concept Plans for additional information in the Project Area

Temporary fencing will be required in some areas for the establishment of new vegetation



SYRINX + CaPA + Seashore + ELEMENT A.P. Hinds Reserve and Riverside Gardens Foreshore Restoration ↑ Scale 1:1500_@A3 09.12.2025 Page 20

Masterplan - Plans



Masterplan - Zone B

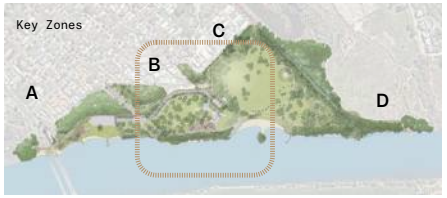
11. Additional carparking. Permeable surface carbays to be provided in between existing trees, with pedestrian pathway adjusted to suit.
12. New cycle path. Dedicated cycle path to north of existing road with existing trees (Chinese Elms) to be considered for future transplant.
13. Potential future access to A.P. Hinds from Leake St to provide additional options and reduce current Riverside Garden access from Milne St (dashed).
14. Improved vehicle access to oval and pathways adjacent to existing toilet block amenities.
15. Additional shade structures.
16. Area subject to potential future development/disposal.
17. Retain existing trees and shade structures. Retain existing lawn areas for informal and passive recreation use.
18. Interpretive Planting - Freshwater *Melaleuca* tree plantings to footprint of former Bayswater Brook noted in heritage plans.
19. Additional pedestrian footpaths to provide alternative options for journeying.
20. New Playground Amenities. Playground referencing vertical timber motifs of heritage listed bridge to nearby Garratt Rd Bridge . Natural materials and shade , orchestrated as a linear ensemble (refer to reference images and notes) Utilising existing shade opportunities from the existing trees.

20a. New Exercise/Parcor Amenity Area.

21. New Communal Pavilion. Large permanent shade structure (refer to reference images) BBQ , bin and water facilities.
22. Potential small ball court activities amenities.
23. Lawn areas overlooking river beach.
24. New native plantings and pathways.
25. Retain existing wash facilities.
27. Retain existing carparking, noting DBCA unlikely to support expansion.

NOTE: refer to Concept Plans for additional information in the Project Area

Temporary fencing will be required in some areas for the establishment of new vegetation. Other fencing will be required as a separation between Dog On and Dog Off lead areas.



Masterplan - Plans



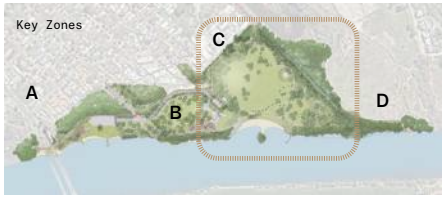
Masterplan - Zone C

25. Retain existing wash facilities.
26. New native plantings and pathways.
27. Retain existing carparking, noting DBCA unlikely to support expansion.
28. New native plantings and pathways.
29. Additional off-street parking potential.
30. Renovated shared cycle pathway. (Linking with King William).
31. Retain existing shade structures.
31a. Provide additional water fountain facility to eastern portion of park.
32. New shade structures.
33. New footpath circuits with new native plantings and pathways.
34. New shade trees and new native plantings.
35. New plantings for additional fauna habitat, with walking trails through landscape.

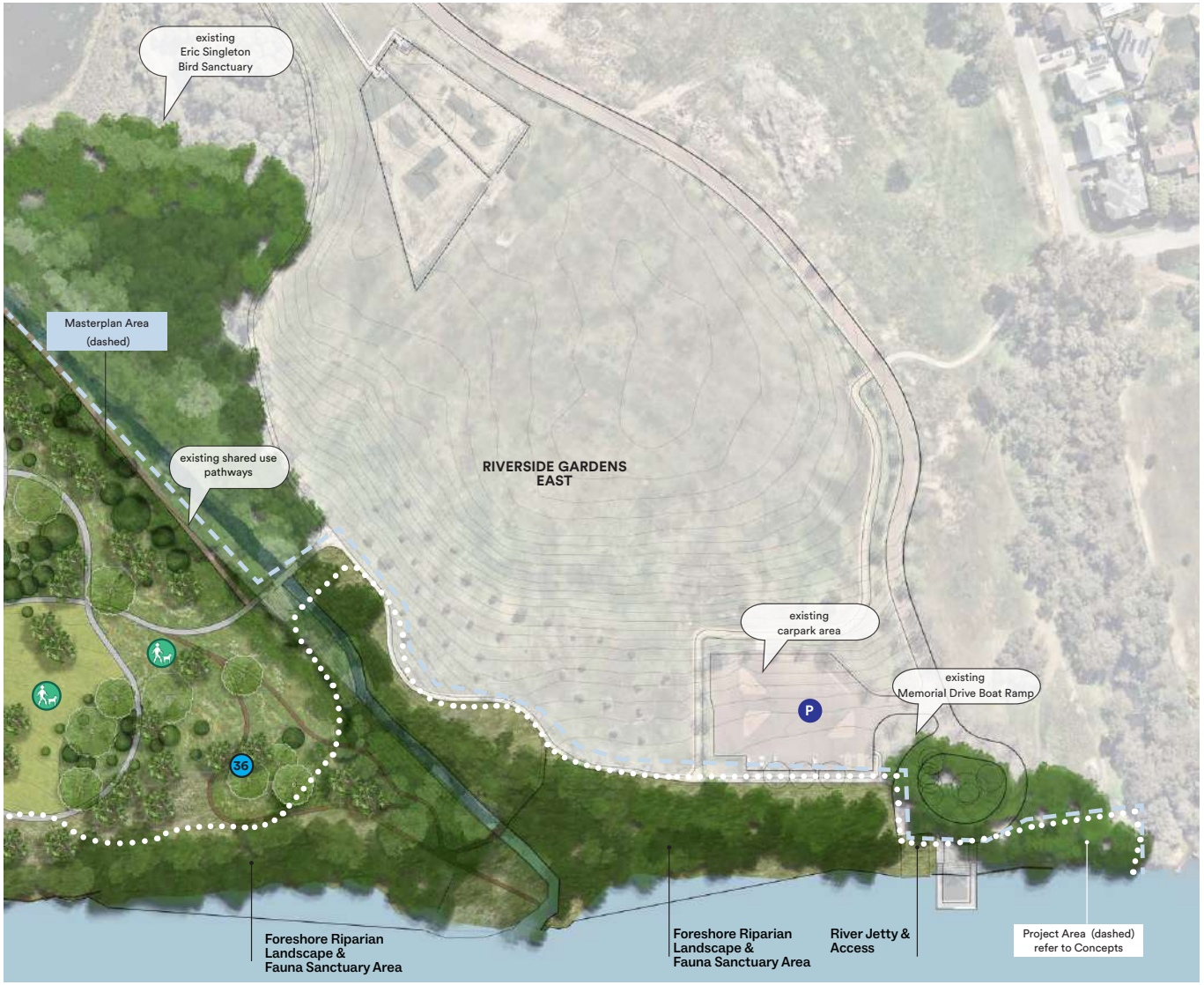
NOTE: refer to Concept Plans for additional information in the Project Area

Temporary fencing will be required in some areas for the establishment of new vegetation. Other fencing will be required as a separation between Dog On and Dog Off lead areas.

Note: Temporary fencing will be removed once new vegetation has been established and matured.



Masterplan - Plans



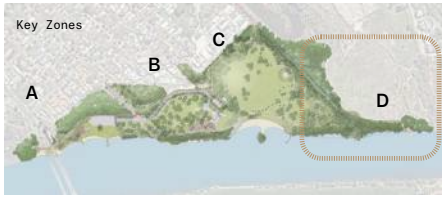
Masterplan - Zone D

36. **New plantings for additional fauna habitat. Walking trails only through landscape.**

NOTE: refer to Concept Plans for additional information in the Project Area

Temporary fencing will be required in some areas for the establishment of new vegetation.

Note: Temporary fencing will be removed once new vegetation has been established and matured.



Masterplan - Section

MASTERPLAN - SECTION





CONCEPT - OVERVIEW

The project goal is to improve the effective future management of the foreshore (the Project Area) and to ensure that these areas remain a highly valued place and asset to the community.

New foreshore infrastructure will be designed to minimise the use of hard edge treatments and will aim to provide for a vegetated foreshore interface wherever possible.



image above: key ideas for Riverside West area

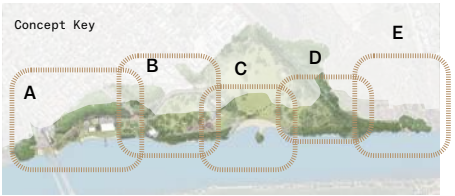
CONCEPT - PLANS



Concept Plan - Overall

LEGEND

- Project Area Boundary
- Road
- Carpark
- On Lead Dog Area
- Off Lead Dog Area
- Points of Interest
- Pathway Connection Node
- Shared Cycle Path (proposed + existing)
- Nature Trail
- Pedestrian Access
- Pedestrian Boardwalk
- Access Nodes
- Native Garden
- Lawn Area
- Revegetation Area
- Nature Play
- Existing Trees Retained
- New Trees
- River Beach
- 6 Concept Scope Elements
- G Masterplan Scope Elements





Concept Plan - Zone A

1. Additional plantings. New wetland plantings and a mixture of new local native vegetation buffer to Baigup Wetlands. Remove grass and incursions into river.
2. Retain river beach area and maintain access for recreational fishing.
3. Retain lawn area under bridge and maintain river access. Consider alternative grass type (marine couch) and investigate additional revegetation to pathway interface to fishing areas.

3a. WSUD opportunities incorporating bubble up drain.

4. New riparian river plantings for erosion control.
5. New informal trails and native vegetation mix adjacent cycle way. Remove existing playground.
6. New erosion control node with above surface visibility element for water craft navigation. Potential integrated riverine themed art play element.
7. Cycleway Network. Surface re-mediated and alignment adjusted (existing route 7A) for increased visibility at bend.

7b. Parking area to west end reduced to allow improved biodiversity linkages and alignment adjustment.

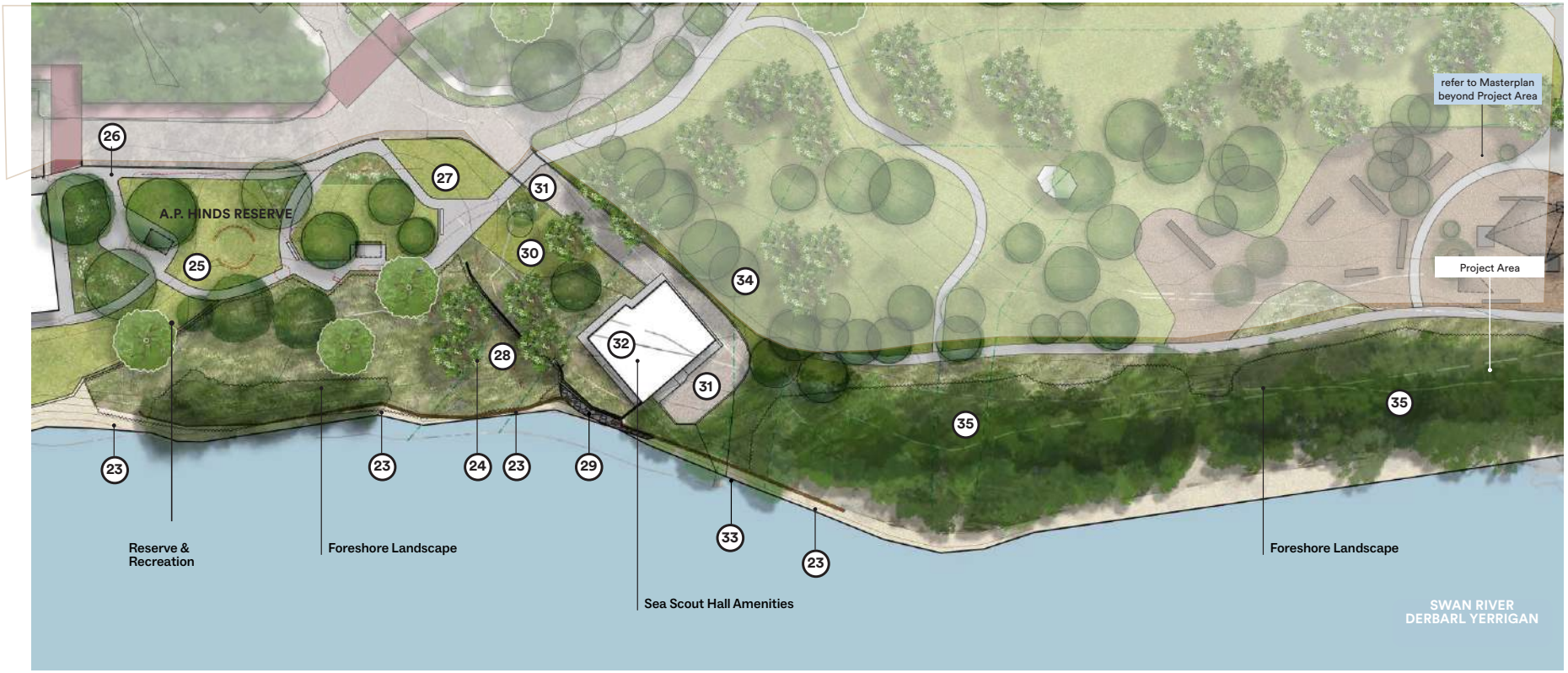
8. Additional shade. New shade canopies and shade trees.
9. Foreshore lawn and river sand. Regraded sand with flush beam and regraded lawn.
10. New Play Area. Playground referencing vertical timber motifs of heritage listed bridge adjacent . Natural materials and shade, orchestrated as a loop circuit. (Refer to Concept - Play element).
11. New tenancy outdoor seating zone and associated shade structure. Area and structure setback in alignment with building's front.
12. New recreation area with lawn, BBQ activities, shade structures (dashed)
13. New place nodes. Platform element to allow fauna crossing points under and material change to signify zonal place change.
14. New pathway connections for general public use.
15. Cafe to be retained in the short to medium term and relocated at end of life of the existing building. Substantial modification or extension will not be supported.
16. New universal access boardwalk linking to new pathway and to existing jetty. Boardwalk allows minimal built incursion into existing tree structural root zones and retaining existing tree shade amenity.
17. New concrete pathway link. Grassed areas adjacent flush.
18. Assembly lawn for Rowing / Kayak Club and river sand regraded with flush beam mediating.

18a. New landing to interface with existing jetty. Universal access point to river beach.

19. Existing Rowing / Kayak Club. Boat storage to be retained in the short to medium term and relocated at end of life of the existing building. Substantial modification or extension will not be supported.
20. New concrete paved thresholds (3m width).
21. New concrete riverside threshold (3m width).
22. New edging delineation between beach, lawn with planting.
23. Revegetation with brushwall protection (extents dashed).

24. Temporary fencing will be required in some areas for the establishment of new vegetation and will be removed once new vegetation has been established and matured.

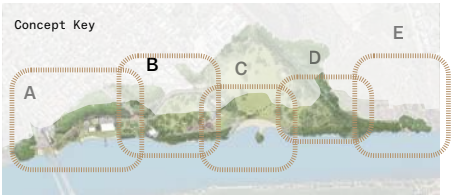
Concept - Plans



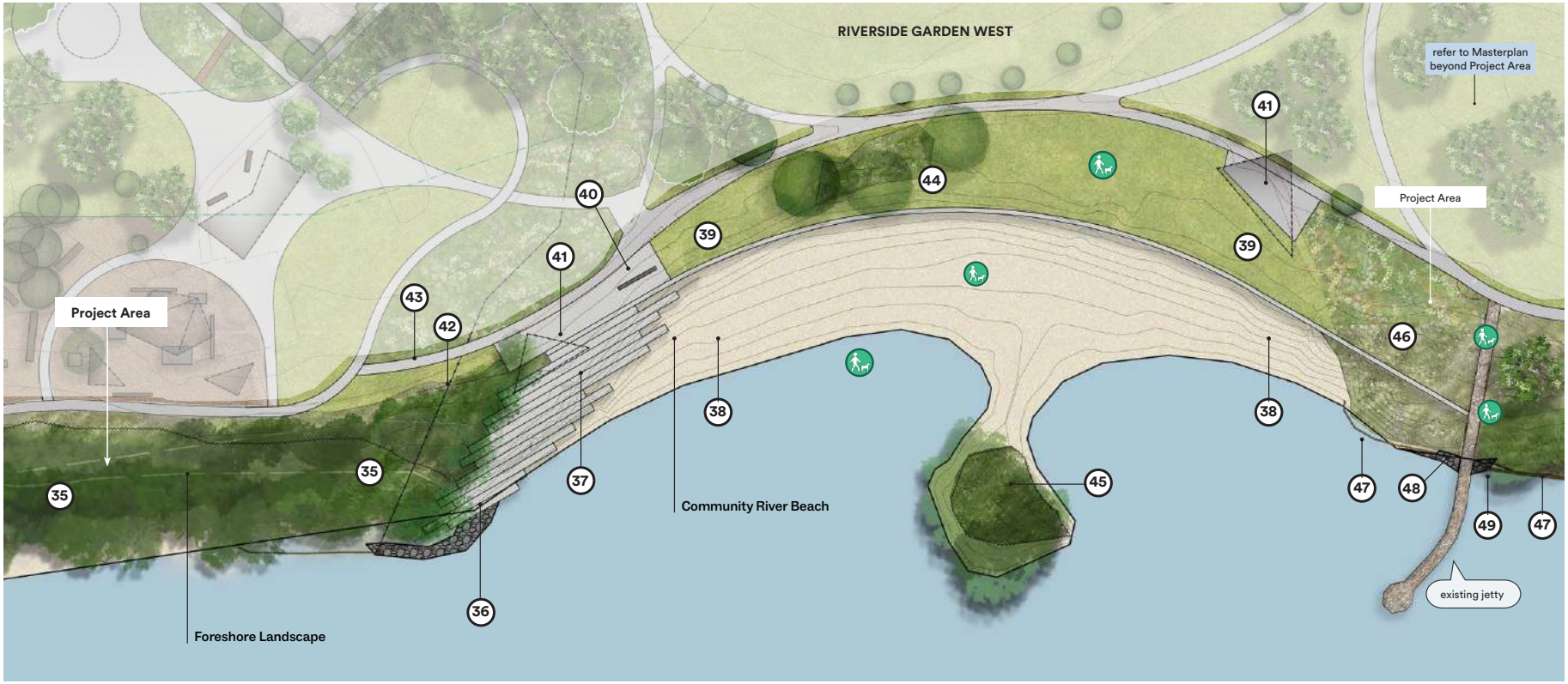
Concept Plan - Zone B

23. Revegetation with brushwall protection (extents dashed).
24. New interpretive planting of former Bayswater Brook location.
25. New lawn and picnic area with shade structures. Lawn and pathway levels to allow watercraft access from road to assembly lawn for Rowing / Kayak Club. Remove existing pathways and seating. Additional trees for shade amenity.
26. New pathway network north of buildings. Rearrangement redirects general public access.
27. Lawn area and pathway clearing. Potential road turnaround zone.
28. Remediated level changes and new river sedge plantings. Retain and remove select areas of retaining wall.
29. Stabilise with rock toe/ scour protection.
30. Remediate lawn and additional tree for shade amenity.
31. Existing gate access and hardstand area for Scout Hall retained in the short to medium term and remove at end of life of the existing building. Substantial modification or expansion will not be supported.
32. Scout facility to be retained in the short to medium term and relocated at end of life of the existing building. Substantial modification or extension will not be supported.
33. Provide access to river for watercraft. Provide 1.5m wide break to brushwall fencing.
34. Pathway network renovated.
35. Remove weed species (trees and ground plantings) and revegetate with locally native flora.

NOTE: Temporary fencing will be required in some areas for the establishment of new vegetation.



Concept - Plans

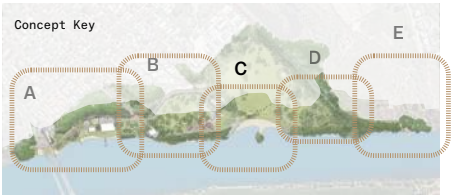


Concept Plan - Zone C

35. Remove weed species (trees and ground plantings) and revegetate area with locally native flora.
36. New rock node (erosion control point).
37. Terraced piers integrated with adjacent rock node to provide seating opportunities.
38. Community river beach renovated. Sand and lawn regraded and mediated with flush beam (current shelving at grass and sand interface removed)
    This embayment provides the largest, dog off-lead permitted beach in the Swan River system.
39. Beach lawn re-graded with flush interface with sand and pathways.
40. Gathering hardstand area with integrated seating.
41. Fixed shade structures (dashed).
42. Low barrier fencing. Fencing to assist with the preservtion of new vegetation.
43. New pathway network with adjusted levels incorporated.
44. Retain existing trees (*Ulmus parvifolia* - Chinese Elm).
45. Retain existing landscape island element.
46. Protected revegetation area.
47. Revegetation with brushwall protection (extents dashed).
48. Erosion control point to the base of jetty.
49. Access to river edge adjacent to jetty for alternative small / quiet needs dog access.

NOTE: Temporary fencing will be required in some areas for the establishment of new vegetation.
All temporary fencing will be removed once new vegetation has been established and matured.
Other fencing will be required as a separation between Dog On and Dog Off lead areas. (As per 42).

Note: Fencing shown is indicative only. Exact fencing type and alignment to be determined in detailed design stage.



Concept - Plans

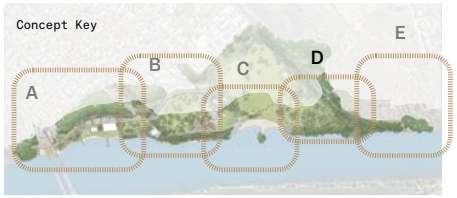


Concept Plan - Zone D

47. Revegetation with brushwall protection (extents dashed).
48. Erosion control point to the base of jetty.
49. Access to river edge adjacent to jetty for alternative small / quiet needs dog access.
50. New river sedge planting.
51. New vegetation with native species.
52. Informal walking tracks.
53. Establishment fencing to enable vegetation establishment as required. **Fencing type and alignment to be determined during detailed design development stage.**

NOTE: Temporary fencing will be required in some areas for the establishment of new vegetation.

All temporary fencing will be removed once new vegetation has been established and matured.



Concept - Plans



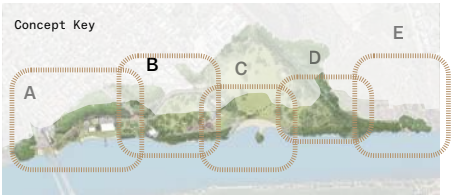
Concept Plan - Zone E

50. New river sedge planting.
51. New brushwall protection to foreshore.
52. Informal walking tracks.
53. Establishment fencing to enable vegetation establishment as required.

Note: Fencing shown is indicative only. Exact fencing type and alignment to be determined in detailed design stage.

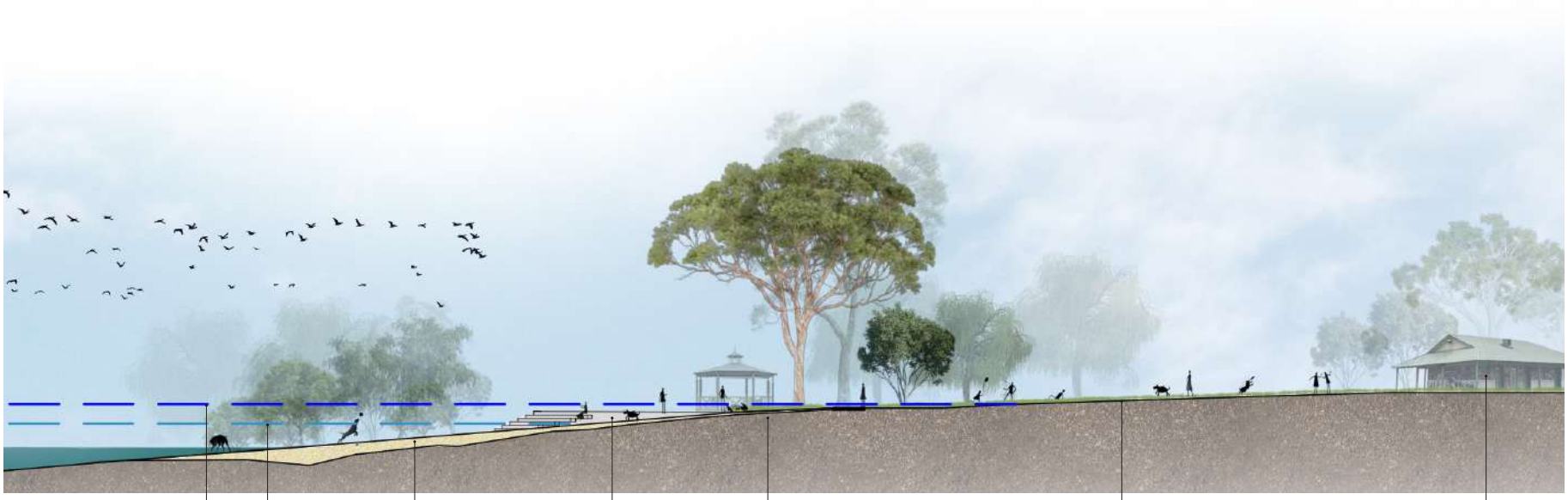
NOTE: Temporary fencing will be required in some areas for the establishment of new vegetation.

All Temporary fencing will be removed once new vegetation has been established and matured.



Concept - Section

CONCEPT - SECTION



Site Section 2
north - south section looking west

Average Recurrence Interval (ARI) Floodline - 1 in 10 YR

Community river beach (off- lead area).

Pier seating.

Existing shade structures and tree planting retained.

Existing turf areas to be retained.

Existing wet area amenities retained.

Average Recurrence Interval (ARI) Floodline - 1 in 100 YR



CONCEPT - PLAY ELEMENTS

The play area adjacent to the heritage listed Garratt Road Bridge and Rowing / Kayak Club, noted in the Concepts could strongly echo the timber language of the bridge, wetland boardwalk and watercraft elements.

These vertical 'play pylons' could provide a ribboned element interconnecting boardwalk, path, shading and integrate play equipment elements, such as climbing holds, beams, swings, netting and platforms.

Raised linear boardwalk elements allow both direct connections and the ground below to be relatively undisturbed by visitors.

Materially, the natural timbers and stretched sails of white/light greys would be in keeping with the silver skinned river, trees and sails of watercraft.

These elements could also be considered to feature in the play area suggested to A.P. Hinds Reserve, extending this heritage interpretative motif into the site.





image above: sketch of play area character to A.P. Hinds foreshore and existing Garratt Road Bridge



Foreshore stabilisation across the site will be based on soft approaches (i.e. revegetation and bioengineering) maintaining existing and creating new foreshore erosion protection nodes. Where possible, the shoreline will be regraded to create a gentle slope that can support revegetation without the need for additional protection structures at the interface with the river. This is possible in some of the flatter areas of the foreshore, particularly the A.P. Hinds Reserve, but is generally limited in other areas due to the presence of landfill, key services such as the mains gas pipeline and the need to maintain current levels for specific uses (e.g. Rowing / Kayak Club requiring flat to slightly raised areas of specific dimensions to accommodate long craft and allow for rigging/set up and cleaning of the vessels).

The following foreshore stabilisation approaches are recommended for the site:

1. Regrading and revegetation

The bank will be regraded to a gentler slope (typically 1:6) and planted with a thick band of locally native rushes and sedges (e.g. *Juncus kraussii*). The planting density should be high, and large stock should be used wherever possible to ensure faster establishment. The plants will act as a buffer to water erosive forces and help retain and accumulate sediment, thus minimising erosion. The sedges and rushes will also exclude foot traffic from unstable banks but allow passage of the public along the beach during low water levels (e.g. low tides and summer river flows).

2. Reinforcement of existing erosion control nodes

The existing erosion control nodes are created by current foreshore structures, past and current land use, natural hydrogeomorphology and vegetation. The primary function of nodes is to prevent the soil from being washed away (downstream) by river flows, wave action (wind waves and boat wake) or rainfall. The nodes hold the soil in place, promoting the establishment of vegetation that strengthens the shoreline stability over time through their root systems. While some of the control points do not require any reinforcement, few require additional material to be placed at or adjacent to the node (e.g. use of rock spalls or other embedded structures at the base of the jetty or supporting vegetation establishment via brushwalls to each side).

Careful, detailed design configurations of the reinforcements are required at each node to minimise bank mobility on either side of the node, often achieved via vegetation. In general, the larger the node, the flatter the adjacent slope should be and revegetated with a wider vegetation buffer.

The nodes requiring reinforcement from west to east include:

- Old stormwater pipe structure (non-functional) to the east of Oarhouse Café – The concept proposes the creation of boat-style play equipment or similar to keep the node functional. The extent of the node riverward will be in line with the current sand accumulation and be low in height allowing for uninterrupted views across the river.

- Jetty in front of the Rowing / Kayak Club – a low-level reinforcement is required at the base of the jetty. Detailed design will need to address the need for access for rowing and kayaking with mobilisation of sand, particularly once the large tree stump is removed from the beach

- Trees and vegetation east of the Rowing / Kayak Club – a brushwall with rock toe is proposed to minimise further undermining of the trees and help with the establishment of sedges and rushes on the bank.

- Scout Hall – small level rock reinforcement is required to minimise undercutting of the existing limestone retaining wall. A transition to brushwall with rock toe is required towards east to reduce further scarping. This is only an interim action until such time an alternative location is found for the Scout Hall.

- Gazebo Jetty east of main beach area – rock rip rap under and extending to each side of the jetty is required transitioning to brushwall with rock toe which will provide protection for the vegetated edge and further stabilisation of the upper embankment.

- Current Bayswater Brook Outlet – this node varies in its morphology due to the cyclical nature of river flows and generally does not require reinforcement. However, dense revegetation with sedges and rushes is proposed to the west between the gazebo and the Brook's quiet space area to minimise erosion.

- Memorial Drive Boat Ramp – further reinforcement is required upstream of the jetty to the Wright St Drain in the form of brushwall with a rock toe to support the establishment of *Juncus kraussii* along the river edge.

3. Brushwall with Rock Toe

A brushwall will be used to prevent erosion in areas with moderate wave action or tidal movement are present. This method involves constructing a barrier comprised of natural materials (e.g. bundles of branches from native shrubs called brush logs) that are strategically placed along the shoreline or water's edge. The brush logs are secured by hardwood posts driven vertically into the ground on both sides of the brush logs, and a galvanised wire is used between pairs of posts to secure the brush logs in place, creating the brushwall. The brushwall height varies with elevation and is generally between 400 – 750 mm in height, with the top of the brushwall generally closely aligned with the 1 in 1 YR ARI flood event level. This event level is selected as the most common cause of erosion is pressure is experienced by tides and annual storm events (alongside trampling and frequent access of the shore).

To fortify the structure and extend its lifespan by preventing undermining due to boat wake, river flows or reflection of hard surfaces a rock toe is proposed (e.g. Gazebo or 'dog beach' jetty and east of the Memorial Drive Boat Ramp).

4. Rock Rip Rap

Rock rip rap is proposed for a small section of the foreshore at the western edge of the dog beach to stabilise the point and prevent erosion of the clay bund above, which contains landfill material. Rock rip rap involves positioning larger rocks on the bed of smaller cobble sized rocks underlain by geofabric to create a stable position for the shoreline in the long term for the areas of the foreshore experiencing high levels of disturbance, where regrading to achieve more stable shoreline cannot be achieved or where significant large trees are undermined with a steep bank beyond.

* ARI refers to Average Recurrence Interval or average annual maximum water level for flooding events.

Foreshore Restoration - Vegetation

Scientific Name	Common Name	Form	Average Height (m)	Mix 1 Lower Foreshore 0.6 -1.2 m AHD	Mix 2 Upper Foreshore 1.2 - 2.6 m AHD
TREES					
Banksia littoralis	Swamp Banksia	Tree	8		
Banksia ilicifolia	Holly-leaved Banksia	Tree	8		
Casuarina obesa	Swamp Sheoak	Tree	12		
Corymbia calophylla	Marri	Tree	25		
Eucalyptus rudis	Flooded Gum	Tree	25		
Melaleuca preissiana	Moonah	Tree	15		
Melaleuca rhaphiophylla	Swamp Paperbark	Tree	10		
SHRUBS					
Acacia pulchella	Prickly Moses	Shrub	2		
Astartea scoparia	Common Astartea	Shrub	1.5		
Banksia dallanneyi	Couch Honeypot	Shrub	0.3		
Bossiaea eriocarpa	Common Brown Pea	Shrub	0.6		
Calothamnus sanguineus	Silky-leaved Blood Flower	Shrub	1.5		
Darwinia citriodora	Lemon-scented Darwinia	Shrub	1		
Frankenia pauciflora	Seaheath	Shrub	0.4		
Hakea varia	Variable-leaved Hakea	Shrub	3		
Hibbertia racemosa	Stalked Guinea Flower	Shrub	0.3		
Hypocalymma angustifolium	White Myrtle	Shrub	1.5		
Jacksonia sternbergiana	Green Stinkwood	Shrub	3		
Macrozamia fraseri	Zamia	Cycad	2		
Melaleuca lateritia	Robin Redbreast Bush	Shrub	2		
Melaleuca teretifolia	Banbar	Shrub	3		
Melaleuca viminea	Mohan	Shrub	3		
Myoporum caprarioides	Slender Myoporum	Shrub	0.5		
Pericalymma ellipticum	Swamp Teatree	Shrub	1		
Taxandria linearifolia	Swamp Peppermint	Shrub	3		
Xanthorrhoea preissii	Grass Tree	Herb	2		
HERBS AND GRASSES					
Anigozanthos manglesii	Mangles Kangaroo Paw	Herb	0.5		
Centella asiatica	Centella	Herb	0.3		
Conostylis aculeata	Prickly Conostylis	Herb	0.5		
Dampiera linearis	Common Dampiera	Herb	0.5		
Kennedia prostrata	Scarlett Runner	Creeper	-		
Lobelia anceps	Angled Lobelia	Herb	0.3		
Patersonia occidentalis	Western Patersonia	Herb	0.5		
Salicornia quinqueflora	Beaded Samphire	Herb	0.4		
Samolus repens	Creeping Brookweed	Herb	0.3		
Sporobolus virginicus	Marine Couch	Grass	0.1		
Suaeda australis	Seablite	Herb	0.4		
SEDGES AND RUSHES					
Bolboschoenus caldwellii	Marsh Club-rush	Sedge	1		
Carex appressa	Tall Sedge	Sedge	1		
Centella asiatica	Centella	Herb	0.15		
Cyperus gymnocaulos	Spiny Flat-sedge	Sedge	0.8		
Ficinia nodosa	Knotted Club Rush	Sedge	0.8		
Juncus kraussii	Sea Rush	Rush	1.2		
Juncus pallidus	Pale Rush	Rush	1.2		
Machaerina juncea	Bare Twigrush	Sedge	1		
Schoenoplectus tabernaemontani	Lake Club-rush	Sedge	2		

FORESHORE RESTORATION - VEGETATION

Planting design mixes
0.3 – 1.25 m AHD * – *Juncus kraussii* rushes with herbs of *Samolus repens* and or patches of *Sporobolus virginicus* (Marine Couch) in the areas requiring the presence of turf at water edge.

1.25 – 3 m AHD* – a mix of sedges with sporadic clusters of low shrubs and or trees affording glimpses / views to the river. Refer to planting list + key species. Planting of tall shrubs will be limited to small clusters to maintain safety and amenity (e.g. adequate views to the river).

Underpruning of existing trees to allow adequate sunlight to reach ground would help establish sedges and rushes which are crucial for bank stabilistation.

Trees
A.P. Hinds Reserve: Scattered trees of *Casuarina obesa* (Swamp Sheoak) will be added midway between the water line and the existing footpath whereas a low number of *Eucalyptus rudis* (Flooded Gum) will be added closer to the pathway with *Corymbia calophylla* (Marri) added north of the pathway.

Riverside Gardens: *Eucalyptus rudis* (Flooded Gum) and *Melaleuca rhaphiophylla* (Swamp Paperbark) are proposed for the Riverside Gardens, with *Melaleuca rhaphiophylla* planted in cluster formation along the historical Bayswater Brook pathway. All tree locations need to take into consideration views from adjacent residences and also park users. Trees must not obstruct pathways or specific uses of the shoreline.

* AHD refers to Australian Height Datum

NOTE: Temporary fencing will be required in some areas for the establishment of new vegetation.

All Temporary fencing will be removed once new vegetation has been established and matured.

TREE SELECTIONS



Banksia littoralis
Pungura (Swamp Banksia)



Casuarina obesa
Kweela (Swamp Sheoak)
12m



Corymbia calophylla
Marri
25m



Eucalyptus rudis
Moitch (Flooded Gum)
25m



Melaleuca preissiana
Modong
10m



Melaleuca rhaphiophylla
Bibool (Swamp Paperbark)
10m



Banksia ilicifolia
(Holly leaved Banksia)
10m x 2m w



Xanthorrhoea preissii
Balga (Grass Tree)
2m

SHRUB SELECTIONS



Astartea scoparia
(Common Astartea)
1.5m



Hakea varia
(Variable-leafed Hakea)
2.5m



Hypocalymma angustifolium
Koodgeed (White Myrtle)
1.5m



Taxandria linearifolia
3m



Melaleuca lateritia
(Robin Redbreast Bush)
2m

SHRUB SELECTIONS



Acacia pulchella
(Prickly Moses)
2m



Melaleuca viminea
(Mohan)
3m



Darwinia citriodora
(Lemon-scented Darwinia)
1m



Melaleuca teretifolia
(Banbar)
3m



Banksia dallanneyi
Bullgalla (Couch Honeypot)
0.3m



Pericalymma ellipticum
(Swamp Teatree)
1m



Jacksonia sternbergiana
Kabbur, Koorpa (Stinkwood)
3m



Macrozamia fraseri
(Sandplain Zamia)
2m



Hibbertia racemosa
(Stalked Guinea Flower)



Bossiaea eriocarpa
(Common Brown Pea)
0.5m

GRASSES SELECTIONS



Sporobolus virginicus
(Marine Couch)
0.1- 0 0.2m



Anigozanthos manglesii
Kurulbrang (Mangles Kangaroo Paw)
0.5m



Conostylis aculeata
(Prickly Conostylis)
0.4m



Patersonia occidentalis
Komma (Purple Flag)
0.4m



Kennedia prostrata
Wollong (Scarlet Runner)
0.1m



Cyperus gymnocaulos
(Spiny Flat-sedge)
0.8m



Juncus kraussii
(Sea Rush)
1.2m



Juncus pallidus
(Pale Rush)
1.2m



Ficinia nodosa
Yangjet (Knotted Club Rush)
0.8 - 1m



Machaerina juncea
(Bare Twigrush)
0.8 - 1m

SEDGE + RUSHES SELECTIONS



Schoenoplectus tabernaemontani
(Lake Club-rush)
2m



Carex appressa
(Tall Sedge)
1m



Bolboschoenus caldwellii
(Marsh Club-rush)
1m



Centella asiatica
(Centella)
0.2m



Lobelia anceps
(Angled Lobelia)
0.3m



Salicornia quinqueflora
(Beaded Samphire)
0.3m



Samolus repens
(Creeping Brookweed)
0.3m



Suaeda australis
(Seablite)
0.5m

HERBS SELECTIONS



image above: existing Garratt Road Bridge

Additional References - Landscape Elements



Foreshore Revegetation

Revegetation with locally native species
Project: Clontarf Foreshore, South Perth. Image Source: Syrinx



Foreshore Revegetation

Revegetation with Brushwall protection
Project: Mount Henry Foreshore Restoration, City of South Perth. Image Source: Syrinx



Foreshore Edges

Sustainable edging of river, planting with pathway networks as a containing element of grasses and turf. Project: South Perth Foreshore



Foreshore Access

Providing access and circulation to vicinity of water's edge through sensitive landscapes. Project: Salter Point (Syrinx)



Foreshore Connections

Generous widths to paving provide a community scale and benefit.
Project: Bungarribee Park (JMD Design Landscapes)





Foreshore Edging - Erosion Control & Engagement

Integrating community engagement opportunities with fixed erosion control point requirements. Seating, beach provision. Projects: East Dike, Shenzen (KCAP+ Felixx) and Kittmoller Foreshore (Preben Skaarup Landscape)

Additional References

Additional References - Play Elements



Playground - Of Place

Opportunity to echo the heritage listed Garratt Road bridge into the site, emphasising the natural verticality, unique structural bracing and rhythms of structure, immersed in a landscape setting. This could be a continuing motif, reflected in play spaces, shade structures and boardwalks









Playground - River

Opportunity to register its river connection and aquatic activity history in its form making and materiality. Project: Point Walter, Bicton (Syrinx) & Playground in Belleville Park, France (BASE)



Vertical pylons for play (pLAylons) providing a clear register of place and allowing multiple elements to be incorporated, integrated and thread through. Timber, fabric,rope and steel possibilities (Refer tor sketch)





Playground - Shade

Generous shading required. Fabric shade structures to multiple areas in the playspaces. Careful siting near adjacent mature trees a consideration. Project; Braithwaite Park Mount Hawthorn(Phase 3 Construction)



Playground - Connections

Integration of play spaces and landscape.

Allowing the playspaces to be connected the site provides an additional valuable contribution of place making a significant locale.

Project: Adelaide Zoo, Wax Design

Additional References

Additional References - Shade Elements



Pavillions - Scale

Generously scaled roof elements reflecting site and place.
Project: Bungarribee Park (JMD Design Landscapes)



Pavillions - Community

Provision for family and community gatherings. Natural built form elements,
Project: Warndoolier, East Perth



Pavillions - Existing

Existing shade structures and pavilion buildings to be retained where possible and incorporated in new pathway networks.
Project: Riverside West, Bayswater



Pavillions - Amenities

Shade, BBQ, bins and water stations to be incorporated in the pavilion amenity.



Fabric Shade Structures

Fabric shade structures to have a tonal consistency through the project to avoid diminishing surrounding natural aesthetic. White or light coloured for hospitality and play shading elements.



Pavillions - Materiality

Opportunity to feature shade structures be significant built markets in the site and to provide natural warmth.



Pavillions - Adjacencies

Opportunity for shade structures to be connected to nearby functions and spaces in the site; play areas and points of natural interest.





Seating - Diverse & Accessible

Diverse seating and gathering amenities encourage valued and well used places. Seating can be provided as distinct seating elements, informal opportunities from landscape elements, playspaces. Multiple age offerings to be considered, along with ease of access with connected pathways. Project: right - Walyalup Koort Urban Playspace (See Design)



Seating - Shade

Shade opportunities and seating options need to be considered together. There are significant mature tree stock and lawn areas on site, providing flexible options. Fixed seating amenities for eating and gathering with shaded are also needed. Project: Margaret River Townspace Upgrade (Hassell Studio)



Seating / Gathering

Pockets of tree plantings in larger lawn settings help create smaller spaces for groups to use and occupy.
Image of tree groupings at site.







Seating - Scales

Seating for the individual, couples and a variety of groupings. Expanses of turf offer opportunities for very large gatherings and events.



Seating - Cultural

Existing seating of community importance integrated and connected with new pathway networks.

Additional References - Universal Access



Universal Access Amenities

Level paving connections from entry, foreshore and jetty for universal access. Image: Jetty from site near Rowing Club.



Universal Access Amenities

Jetty Hoist to jetty allowing for improved access with assisted entry for water craft.





Universal Access Amenities

Provision for wheelchair access to fixed tables.



Water stations with hardstand surround and wheelchair height water points for universal access. Dog water bowls recommended.



Matting/equipment apporach to access over natural areas (image from Push Mobility).



Watercraft Amenities

Unobstructed areas for watercraft and setup required.

Additional References - Signage & Wayfinding



Signage - Integrated Opportunities

Signage posts to provide clear identifiable markers on site of significant stories of site.





Signage - Codifying Function & Areas

Improving zonal clarity through improved landscapes and reducing signage messaging where possible. No off-lead signage to paving, on-lead signage only.



Improving zonal clarity of shared cycle ways and pedestrian pathway networks by codifying pathway networks through material colour and consistency. Red - Cycle welcome, grey and light tonings - pedestrian only.

Additional References

Additional References - Landscape Plantings

These planting selections are suggested for areas included in the Masterplan in addition to those plants selected for the Project Area included in the Concepts.



Existing - *Eucalyptus camaldulensis*
(Red River Gum)
retain existing mature trees



Existing - *Olea sp.*
(Olives)
retain existing trees



Existing - *Ulmus parvifolia*
(Chinese Elm)
retain existing mature trees. Replacement may be required in case of shot hole borer infestation.



Agonis flexuosa
Wonnill (Native Peppermint Tree)
10m

TREE SELECTIONS



Calothamnus sp.

1m



Melaleuca huegelii
(Chenille Honey Myrtle)
1m



Kunzea sp.

1-2m



Banksia petiolaris
(0.5m)

SHRUB + GRASS SELECTIONS



Myoporum parvifolium
Boobialla
0.3m



Hemiandra pungens
(snake bush)
0.5m



Grevillea sp.
(prostrate varieties)
0.5m



Grevillea crithmifolia
(prostrate)
0.5m



Dianella revoluta
(Blue Flax Lily)
0.8m

LOW PLANTING SELECTIONS

APPENDICES

Attachment 01	A.P. Hinds Reserve and Riverside Gardens Site Analysis Report (March 2025)
Attachment 02	Bayswater Foreshore Restoration Community Engagement Outcomes Report (Nov 2025)

Concept Design Report

Tranby Reserve & Bath St Reserve Foreshore Restoration
Concept Design



PROJECT TEAM

ISSUE DATE

09/12/2025_Concept Report Rev D
28/11/2025_Concept Report Rev C
15/08/2025_Concept Report Rev B
18/06/2025_Concept Report Rev A
09/04/2025_Concept Report

Client - City of Bayswater + Department of Biodiversity, Conservation and Attractions

SYRINX + CaPA + Seashore Engineering + element.

Environmental & Ecological (Lead Consultant)

Landscape Architecture

Coastal Engineer

Stakeholder and Aboriginal Cultural Heritage Engagement

Part I_ Acknowledgment of Country

Acknowledgment of Country

Ngalla City of Bayswater kaatanginy baalapa Noongar Boodja baaranginy, Wadjuk moort Noongar moort, boordiar's koora koora, boordiar's ye yay ba boordiar's boordawyn wah.

The City of Bayswater acknowledges the Traditional Custodians of the land, the Whadjuk people of the Noongar Nation, and pays its respects to elders past, present and emerging

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Attachment 01 Tranby and Bath St Reserve's Site Analysis Report (April 2025)

Attachment 02 Bayswater Foreshore Restoration Community Engagement Outcomes Report (Nov 2025)

INTRODUCTION







images above: location diagram , the river edge and Peninsula Farm

Project Background

The City of Bayswater (the City) and the Department of Biodiversity, Conservation and Attractions (DBCA) share a joint responsibility for managing approximately 9.5 km of the Derbal Yerrigan (Swan River) foreshore, which borders the City. In May 2020, the City adopted a Ten Year Foreshore Plan as part of its long-term commitment to foreshore protection and restoration. As part of this plan and supported by DBCA, the City is developing foreshore restoration designs for three of its premier foreshore locations:

i) Site A - A.P. Hinds Reserve & Riverside Gardens (Bayswater)
ii) Site B - Tranby & Bath Street Reserves (Maylands)
iii) Site C - Bardon Park (Maylands)

A Concept Design report has been prepared for each of these three sites in close liaison with the City, DBCA , relevant state agencies, Whadjuk Reference Group, site user groups and the wider community. The reports have also been based on scientific, historical and cultural information gathered as part of the project.

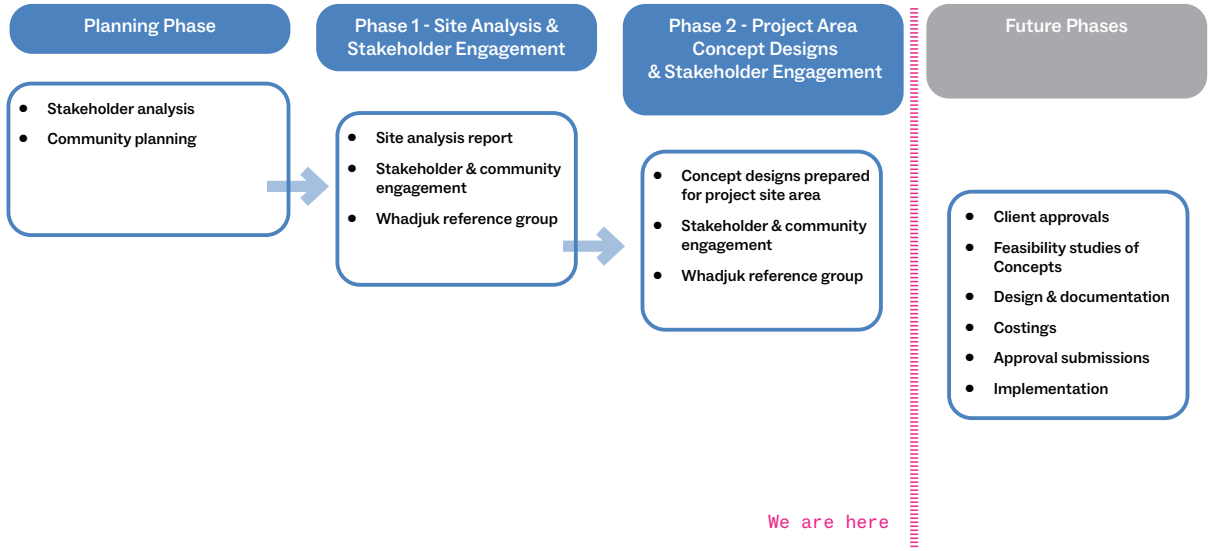
This report and the enclosed Concept Designs present a design approach for Site B: Tranby & Bath St Reserves, including its foreshore edge. The site boundary for the project is noted in the report as the 'Project Area' and is primarily comprised of a foreshore edge.

The Concepts provide strategic direction for the Detailed Design and Documentation stages of the restoration works and will also assist the City in seeking funding from various sources to deliver the project.

Whilst the focus of the report is on foreshore stabilisation and restoration, the Concept Design also includes additional high level opportunities for further consideration, within and directly outside of the Project Area. These include a revitalised Bath St Reserve playground and ramp jetty access. Suggestions also include an improved interface with the National Trust's Peninsula Farm, noting that they would be subject to further feasibility and funding assessment.





images above: consultation images by Element Advisory

PROJECT PROCESS & PHASING

Project Process

The diagrams of the project phasing illustrate the steps undertaken by the City, DBCA and the design team to deliver the Concept Design.

The entire process, from project initiation to future implementation and construction, will take several years to complete.

Priority will be given to the foreshore (Project Area) works within the next five (5) years. The changes to the wider reserve areas may take significantly longer and rely on the availability of funding and further consultation.

Project Phasing

Planning Phase – Inception

This stage involved establishing a framework for project delivery and setting initial objectives and principles for the project with the focus on the foreshore edge and the wetlands.

Phase 1 - Site Analysis & Stakeholder Engagement 01

A site analysis was undertaken including ecological, social and cultural contexts for both the foreshore and the wider reserve areas. Erosion and foreshore dynamics, infrastructure considerations and the site connectivity with the surrounding environment were analysed, noting key challenges and opportunities. The output from this review is included in the "Tranby and Bath St Reserve's Site Analysis Report" (refer to Appendices).

Engagement with key stakeholders and the community focused on understanding the site's key values, issues, opportunities and constraints. This included an online survey, government & local stakeholder workshops, community onsite pop-up sessions and work-shopping / conversations with the Whadjuk Reference Group. Site engagement summaries are included in the "Bayswater Foreshore Restoration Community Engagement Outcomes Report" (refer to Appendices).

Project Process & Phasing



image above: view of river & Kuljak Island beyond

Phase 2 - Concept Design & Stakeholder Engagement 02

Draft Concept Design options were developed from site understandings by the team and feedback received during the initial engagement process. The drafts were presented for stakeholder and community feedback, similar to the previous phase process and the feedback was gathered as part of the engagement report.

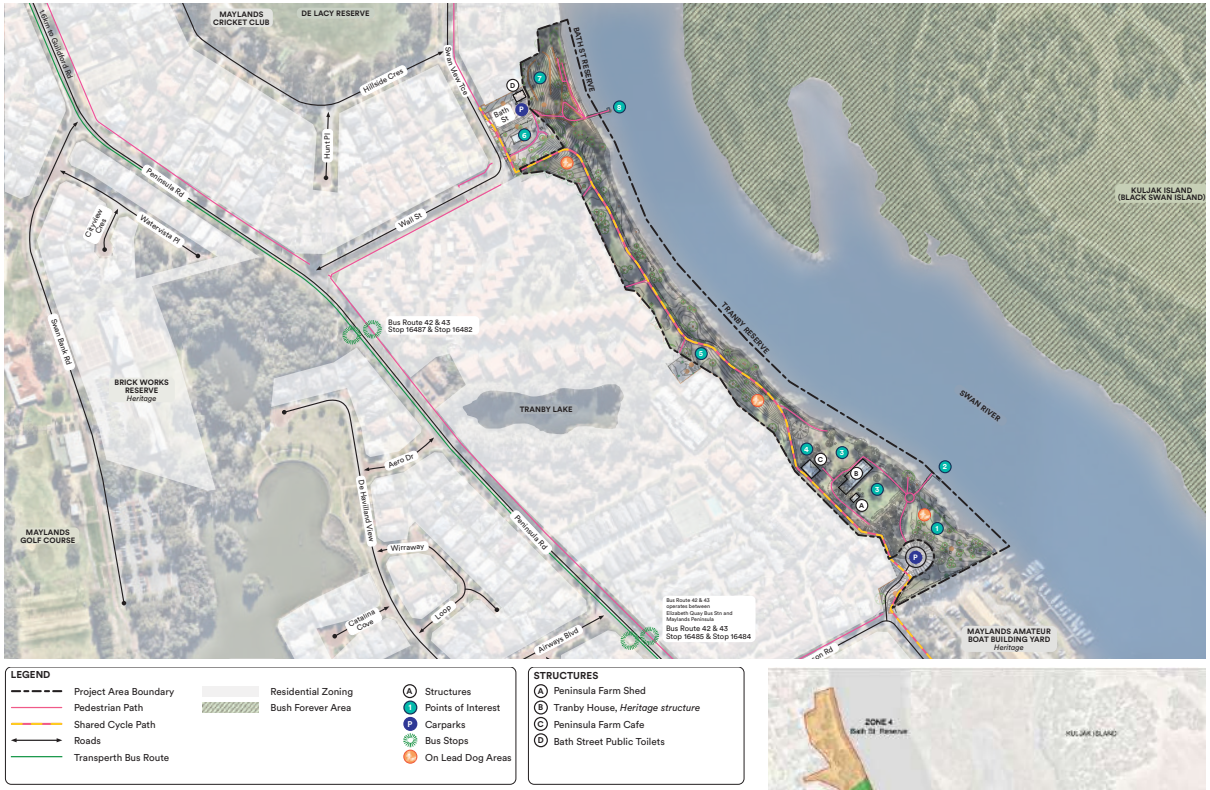
Adjustments were made to the draft Concept Designs to incorporate feedback received through consultation. This report presents the final Concept Design for the foreshore and site (Project Area) which can be used for further consideration and as a basis for further detailed designs and implementation.

Future Stages

Confirmation of the Concept Design for additional stages and progression towards implementation is to be confirmed (i.e. Schematic, Detailed Design, Tender, Construction stages etc.).

The foreshore rehabilitation component of the Project Area included in the Concept will be developed and documented for anticipated implementation.

CONTEXT_ EXISTING OVERALL SITE & PROJECT AREA







images above: the site area is bookended by the Bath St Jetty (N) and the Tranby Jetty (S)



images above: overall site and site zone diagram

Existing Project Area

The Project Area and focus of the design scope included in the Concept Design is a narrow section of the foreshore spanning from the Maylands Amateur Boat Builder's Yard to Bath St Reserve.

The site is divided into four zones based on landscape character and land use (see diagram below)

Zone 1 - Tranby Landing
Zone 2 - Peninsula Farm
Zone 3 - Tranby North
Zone 4 - Bath St Reserve

Planning wise, the site sits within "Parks and Recreation" zoning and is within the Swan Canning Development Control Area.

Functionally, the site is frequented by local and regional visitors for passive and active recreation including; walking, cycling, boating, fishing and cafe use. The heritage listed Peninsula Farm and Tranby House are managed by the National Trust, offering historical tours and education sessions.

Existing Site Conditions

The context for the Project Area and the overall reserves are detailed in the 'Site Analysis Report" (refer to Appendices). The text below provides a broad summary and introduction to key design challenges and opportunities for the site.

The site comprises of gently undulating to steeply sloped sandy or clayey river embankments and foreshore, featuring various shoreline protection and access structures at the water's edge (e.g. timber walling, rock revetment, rock rip rap, concrete stairs) . Turf and a mix of native and introduced trees occupy much of the upland area, with a small section to the north containing low density native understorey species (prior to Bath St Reserve).

The vegetation contains a mix of native and exotic species as a result of historical and more contemporary landscaping and revegetation efforts. Whilst the current vegetation offers numerous ecological services, it lacks a diversity of native species, vegetation strata and greater habitat provision for a variety of native fauna. The lack of or sporadic occurrence of sedges and rushes along the foreshore exacerbates erosion occurring alongside various hard structures (e.g. bricks, rocks, timber, fallen trees).

Context - Existing Overall Site & Project Area











images above: existing landscape character

Currently, the presence of old bitumen pathway sections and blue metal used for irrigation trenches in Zone 3 prevents plant establishment to much of the area. Historic plantings of eastern Australian tree species (e.g. *Casuarina cunninghamiana* and *Melaleuca quinquenervia*) further restricts understorey establishment in this zone.

An ephemeral spring is present at the Bath St Reserve with minor groundwater seepage occurring along the southern section of Zone 3 noting the spring at Bath St Reserve has been built over, with water emanating at the base of a limestone retaining wall and the brick access steps. The groundwater seeps within Zone 3 are characterised by the presence of *Schoenoplectus tabernaemontani* sedges.

Situated on the outside of a river meander, the site landform is naturally shaped by river flows (including tidal and flood currents), resulting in erosion, steep/precipitous banks and deep riverbeds for much of the site's length. The influence of boat wakes is also locally amplified, with the deep riverbed adjacent to shore giving rise to larger waves and as a result, greater erosive impact to the shore.

Bank erodibility varies due to a combination of channel structure and dynamics (including proximity to channel thalweg) topographic variation influence of stabilisation works (e.g. rock toe placement), tree root stabilisation and differences in the soil strata (e.g. clay/ sand content).

Existing profiles along Tranby Reserve to Bath Street have slopes ranging from 1:1 to 1:7 within the active hydraulic zone (-0.25 to + 1m Australian Height Datum (AHD), with high scarps along most of the foreshore. These slopes are not suitable for revegetation alone as they cannot be regraded to a gentler form landward. Therefore, various means of erosion protection are required to help establish vegetation and reduce erosion without significantly interfering with natural fluvial processes (i.e. reducing the potential for erosion upstream and downstream of the site).



image above: pictogram of some key values and ideas

KEY VALUES

The key values for the project have been identified through a combination of research and consultation. These values outlined below, have shaped the overarching strategic directions and reflected in the key ideas and Concept Plans presented in this report.

Environment / Nature

- Value, protect and enhance native vegetation and biodiversity, creating a habitat for fauna and increasing shaded amenity.
- Being in and surrounded by the natural environment.

Cultural Heritage

- Recognise, honour and protect the history, traditions and stories of the area.
- Knowledge sharing, healing and acknowledgment of cultural intellectual property valued.

Sustainability

- Prioritise sustainable, innovative and flexible nature-based solutions, adaptable to the dynamic river environment and acknowledging of the significant impact of historic land modification, dredging and spring modifications.
- Emphasise the importance of endemic species for ecological health and rehabilitation.

Community Connection & Inclusion

- Improving accessibility, safety, equity, and inclusion in the foreshore design and user experience.
- Connecting the community with nature, education, and strengthening social cohesion.

Recreation & Aesthetic Appeal

- Enhancing spaces on site to enable active lifestyle (e.g. walking, running, cycling) and passive recreation (e.g. picnics, resting, bird watching).
- Enabling connection to nature including direct river access and scenic river views.

Key Issues



Erosion





Tree Loss





Deterioration





Interface





Activity Conflicts





Vehicle Access & Carparking

KEY ISSUES

A summary of the key issues for the project, derived from research and the consultation processes are summarised t below:

Environment

- Discontinuous bio-connectivity across the site, both within the site and broadly up- and down downstream to neighbouring reserves.
- Degraded habitat loss and threats to wildlife.

Erosion

- Erosion of the riverbank along the foreshore edge.
- Concerns of recreational vessels in contributing to erosion.

Tree Loss

- Concern for loss of trees along the foreshore.
- Presence of shot-hole borer susceptible host trees.

Deterioration (Modifications)

- Stairway and boardwalk addition (not heritage listed) to foreshore adjacent Peninsula Farm has deteriorated.
- Paving deterioration adjacent to Tranby Jetty.

Interface (Residential & Parkland)

- Visual impact of residences, with fencing and walling encroaching on the natural surrounds of the reserve.
- Proliferation of grass to residential boundaries on reserve is more appropriate for private spaces.
- Concerns of impact of Peninsula Farm Cafe (e.g. increased traffic, parking conflicts, rubbish, event scales).
- Concerns from neighbouring residents about the impact of event activities.

Activity Conflicts

- Concern of human activity detrimental to the environment.
- Cyclists at pace conflicting with pedestrians.
- Concerns of recreation fishing impacts on the environment.

Key Issues





Security





Weeds

Vehicle Access & Carparking

- Limited parking to site, with overflow carparking to streets causing issues with residents.
- Access issues of coaches/small buses navigating the carpark (obstructive roundabout).

Security

- Poor lighting in some areas of the site.
- Lack of access and planting concealing the Bath St Reserve playground to the south interface.

Fauna Concerns

- Mosquito population impacts to persons.

Cultural Values

- Lack of consultation and understanding or agreement with the values of Whadjuk people, the original custodians of the river and the site.
- Lack of education, wayfinding, artwork and signage on Whadjuk culture.
- Lack of native vegetation in the wider parkland area and associated recognition of the past environment.
- Concern for use of materials and plants from other places for restoration and other nature improvement works (e.g. sourcing of sand, gravel and rock should be from Whadjuk country as close as possible to site and all plants locally endemic).

Key Opportunities





Foreshore Stabilisation



Nature + Biodiversity



Improved Interface





Improved Water Use





Shade Amenity





Improved Amenities

KEY OPPORTUNITIES

The key opportunities for the site derived through research, consultation processes with stakeholders and the community have been used to develop the project area's final Concepts and are summarised below:

Foreshore Stabilisation

- Utilising nature-based solutions as a priority.
- Increasing vegetation to upper embankments.
- Increased planting for surface water run-off.

Nature & Biodiversity

- Habitat creation, expansion and protection for local environment.
- Linking habitats with tree canopies, plantings.
- Reducing extents of turf areas and adding diversity of low height native planting.
- Retaining and providing additional endemic and local plant species for revegetated areas and new native gardens.
- Additional native tree plantings.
- Removing tree weed species and grass incursions to the bank.
- Maintaining the scale and balance of the natural environment and scale of existing carpark extent.
- Lighting to be considered for fauna habitats.
- Planting and habitats considered for mosquito control.

Improved Interface with Existing Residential & Reserve

- Providing new buffer areas of low planting in lieu of turf, whilst allowing for informal gate access from residences to reserve.
- Rerouting the pathway away from residential fences and providing additional planting.

Improved Water Use

- Reducing grass extents and optimise water conservation across the site.
- Plant native species selections that consider water use.
- Consideration of bore water efficiencies and filtering.

Key Opportunities




Improved Access




Improved Safety







Valuing Culture




Improved Information

Shade Amenity

- Provide more native trees for additional shade.
- Additional shade structures.

Improved Amenities

- Additional seating and tables.
- Equipment hire opportunities for water activities.
- Improved toilet facilities.
- Additional and improved play spaces at Bath St Reserve to assist in activation.
- Support for additional infrastructure for wildlife (e.g. bird bath).
- Providing elevated areas to view out to the river.

Improved Access

- Improved access for wheelchairs and all abilities.
- All-abilities pathways and access ramp from Bath St Reserve to Bath St Jetty.
- Retaining grassed area for small watercraft access.

Improved Safety

- Improved management of areas of water publicly accessible.
- Removing, rectifying or restricting dangerous areas through low visual impact barriers.
- Additional lighting to pathways and seating amenities.

Improved Access & Parking Improvements

- Improving designated areas for car and small bus drop-off (Including signage and shelter).
- Additional ACROD bays to Peninsula Farm carpark.
- Improved walk ability to site from outside existing parking infrastructure.

Key Opportunities

Valuing Culture

- Education, wayfinding, artwork and signage improvements on Whadjuk culture and creating habitat for local flora/fauna.
- Utilise locally sourced materials that best celebrates the site's endemic soils and vegetation.
- All future ground disturbance works are to have a monitor.
- Enhancement of significant existing trees.
- Additional artwork opportunities to existing and new pathways and play spaces.
- Additional interpretation of Peninsula Farm.

Improved Information

- Additional education (including heritage and links to nearby wildlife).
- Way finding and signage improvements.
- Additional use restriction information.
- Additional precinct signage opportunities to site.

CONCEPT - OVERVIEW

The project goal is to improve the effective future management of the foreshore (the Project Area) and to ensure that these areas remain a highly valued place and asset to the community.

The foreshore restoration is the priority and focus of this project and reflected in the Concept Design proposals.

The Concepts need to include an anticipated future and include any proposed changes on these future conditions.

Key ideas and diagrams have been included in the Concepts to reflect key drivers for the Project Area, along with adjacent and surrounding areas.



image above: some key ideas for the site



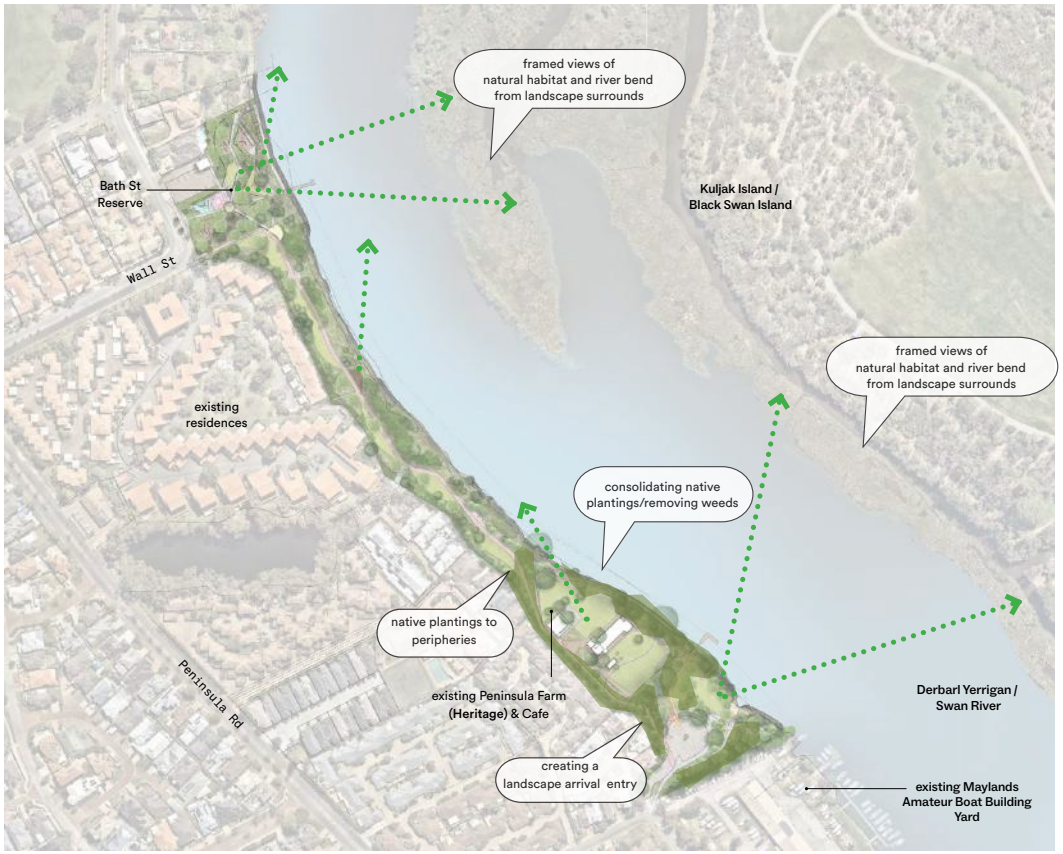
CONCEPT - KEY IDEAS & DIAGRAMS

Key Ideas - Foreshore Edges & Access

The foreshore provides an important dual function of providing a habitat for riparian flora and fauna and as a place for community recreation, enjoyment and access to the river. Key ideas for the foreshore reflected in the Concept Design proposals include:

- Reinforcing the foreshore edge using predominantly bioengineering techniques.
- Consolidating the foreshore edge with a dense vegetative buffer to accommodate the slow progression of erosion with the benefit of providing habitat.
- Reducing extents of grassed areas and increasing habitat and biodiversity.
- Maintaining direct river access, formal (via jetties) and informal access (consideration of existing entries).

Concept - Key Ideas & Diagrams

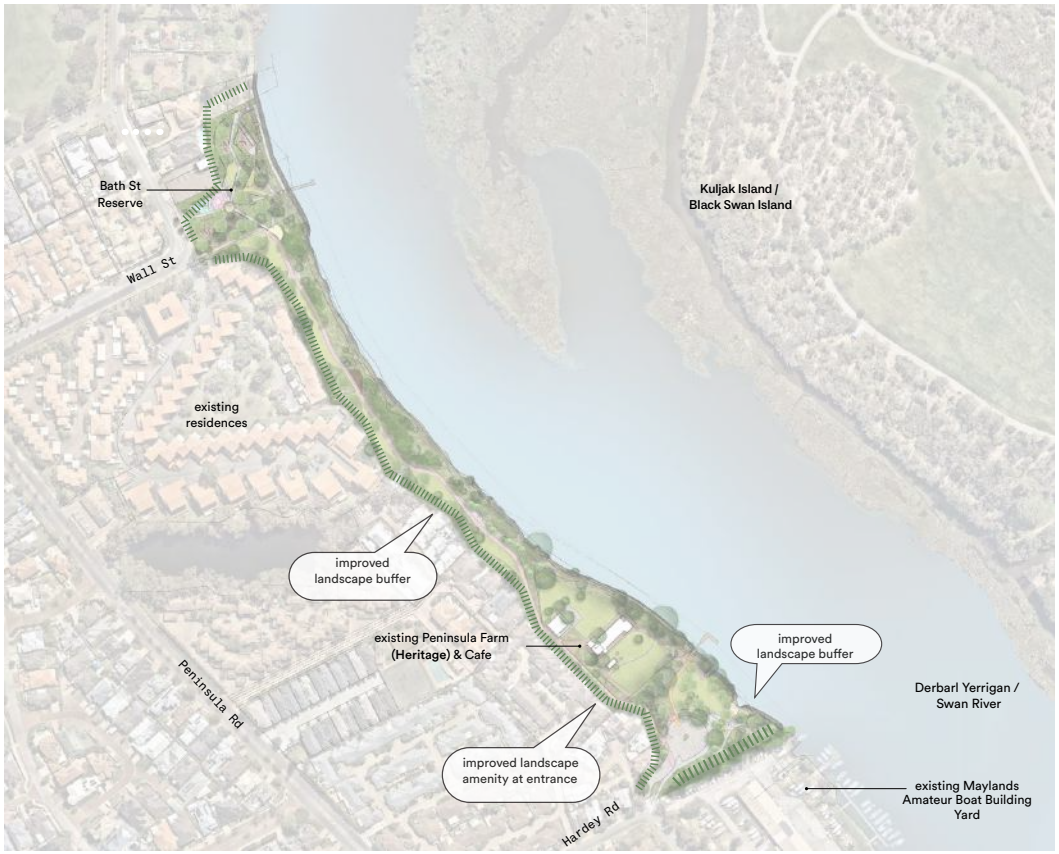


Key Ideas - Developing An Immersive Natural Environment

The site contains a number of existing mature trees and though the relatively narrow in width and adjacent to residential housing, its proximity and aspect to the adjacent Kuljak Island and river vistas provide a nature filled experience. Key ideas reflected in the design proposals to strengthen this experience of nature include:

- Consolidating local plantings and reducing weed species in the foreshore area.
- Increasing the scale of native vegetation to the perimeter of Peninsula Farm, indicative of a pre-settlement environment.
- Creating a landscape entry approach for the Peninsula Farm by relocating existing footpaths and service road.
- Utilising vegetation (low height scale with elevated tree canopies) to ameliorate the visual impact of adjacent residential buildings.
- Providing an immersive nature based place with additional opportunities for significant views of natural habitats beyond the site.

Concept - Key Ideas & Diagrams



Key Ideas - Mediating The Reserve & Adjacent Properties

In addressing the adjacency of residential housing to the site, a number of key ideas have been reflected in the design proposals to assist in providing significant improvements:

- **Consolidating primary active areas away from residential properties.**
- **Providing a vegetated buffer (low height scale native plantings) between residential boundaries, pathway networks and public grassed places.**
- **Increasing the landscape character of the site and reducing the visual impact of the boat yard by a vegetated buffer.**
- **Maintaining the landscape amenity at the Peninsular Farm entrance; retaining the scale of carparking, whilst improving signposting for alternative parking.**

Concept - Key Ideas & Diagrams



Key Ideas - Developing Equitable Access & Journeying

Key ideas reflected in the design proposals include:

- **Improving universal access and safety across the site by developing new pathway networks; walkways, stairs, ramps and lighting.**
- **Integrating pathway networks with landscape as an immersive experience and connecting with nodes of activity / interest.**
- **Maintaining and improving opportunities to access significant views of the river and Kuljak Island across the site.**
- **Improving access and site use with increased shade amenities, shelter, seating, usable grassed areas and play spaces.**

Concept - Key Ideas & Diagrams



Key Ideas - Providing Balanced & Authorised Heritage Interpretation

A number of key ideas have been reflected in the design proposals include:

- **Recognise, honour and value the histories, traditions and relationships with the river.**
- **Integrate a balanced interpretation of colonial and Noongar stories.**
- **Reflect the significance of history by scale across the site, rather than relying on large interpretive elements.**
- **Introduce bi-lingual naming of the reserves.**

Concept - Plans

CONCEPT - PLANS

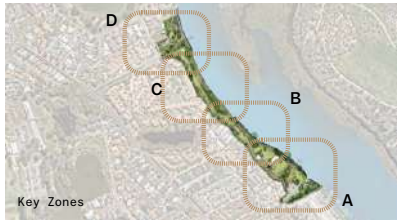


Concept Plan - Overall

LEGEND

- Project Area Boundary
- Road
- Carpark
- On Lead Dog Area
- Off Lead Dog Area
- Points of Interest
- Pathway Connection Node
- Shared Cycle Path (proposed + existing)
- Nature Trail
- Pedestrian Access
- Pedestrian Boardwalk
- Access Nodes
- Native Garden
- Lawn Area
- Revegetation Area
- Nature Play
- Existing Trees Retained
- New Trees
- River Beach
- 6 Concept Scope Elements
- M Additional opportunities

M1 refer to Additional Opportunities (blue) for high level opportunity and subject to further feasibility assessment and funding



Concept - Plans



Concept Plan - Zone A

1. New local native vegetation.
2. New sedge planting behind existing rock revetment.
3. New localised extension to existing rock revetment.
4. New individual rock treatments.
5. New rock treatments to log and existing tree only.
6. Remove weeds and weedy trees.
7. New brushwall fencing with sedge vegetation planted behind.
8. New rock treatments around existing tree.
9. New footpath and drop-off nodes.
10. New pathway access and future connection to the foreshore.
11. Additional shade structures with associated pathway.
12. Additional tree buffer and reduction of lawn area to assist in screening the adjacent property.
13. Retention of existing river access.
14. New and improved pathway from carpark to Tranby Jetty.
15. Retention of the existing grassed area with additional trees.
16. Clearing the area for arrival and small gatherings. Informal hardscape of stone fines with metal edging. Improved connection with the Farm's informal pathway. Additional signage opportunities.
17. Additional landscape buffer between fence (groundcovers and low shrub plantings) Small trees not to impeded access.
18. Remove path dive, retaining wall and fencing and revegetate.
19. New shared pathway with straighter alignment and a flatter level, providing improved universal access and reduced level change. Lighting mix of bollard, auxiliary pole top lighting.
20. New paving interface between shared pathway and lawn.

Additional Opportunities

These are suggested additional items for high level opportunities and subject to further feasibility and funding.

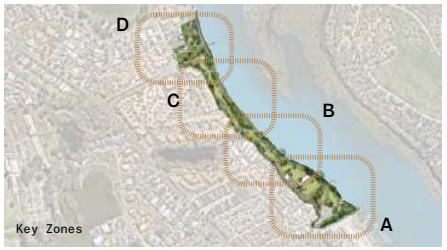
- M1. New road demarcation for walkway and connection to amended pathway layout.
- M2. New pathway layout. Move away from existing fence line and give more space, with planting in between. This can be achievable with an amended service entry for Peninsula Farm.
- M3. Amended service entry for Peninsula Farm.
- M4. New landscape area for improved signage and buffer between proposed service access.
- M5. Amended carpark island. Reduce garden to this area to assist with improved vehicle navigation.
- M6. Additional native landscape palette for the area.
- M7. New native sedge planting to existing swale crossing, appropriate for wetland planting, and consolidating landscape character for this area.
- M8. Landscape edging of weathered steel to informal pathways and additional native sedge plantings to consolidate edge.
- M9. Potential to increase the width of the terrace with detailed retaining edging of weathered steel with paving material to match informal pathways. Additional native plantings to consolidate edge.
- M10. Remediate lawn. Reduce lawn dipping with improved edging (i.e. weathered steel with lowered native plantings)
- M11. Remove grass in this area and to the base of the tree to improve with native ground plantings and mulch.
- M12. Remove grass in this area and extend native ground plantings and mulch to pathway and native revegetation.
- M13. Additional garden and entry redesign opportunities.

Concept - Plans



Concept Plan - Zone B

18. Remove path dive, retaining wall, fencing and revegetate.
19. New shared pathway with straighter alignment and reduced level change, providing improved universal access and
21. Grass areas with increased planting surrounds.
22. Reduce irrigated turf area and replace with native groundcover and low shrub plantings.
23. Additional landscape buffer (e.g. groundcovers and low shrubs) between existing residential boundaries and pathways, for grass reductions and increased privacy. Small trees will have elevated canopies as to not impeded access and to be judiciously located near dividing boundary locations and residential site corner's where possible.
24. Improved connections with existing infrastructure assets.
25. New rock treatment around existing tree.
26. New rock revetment required due to challenged space and elevation.
27. New brushwall fencing with sedge vegetation planted behind.
28. Retain existing rock revetment. Additional revegetation planting to go behind.
29. New locally native revegetation. Refer to revegetation planting palette and schedules.
30. Improved seating area and informal character hardstand (compacted stone fines).
31. New elevated platform.
32. Additional tree plantings.
33. New sedge planting behind the existing rock revetment.
34. Existing pathway with additional artwork and lighting opportunities (i.e. mix of bollard lighting with auxiliary pole top lighting).

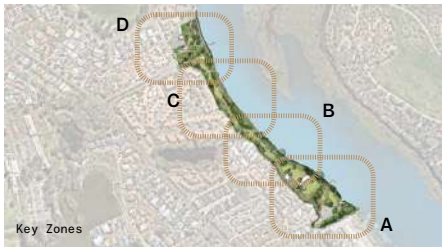


Concept - Plans



Concept Plan - Zone C

21. Grass areas with increased planting surrounds.
22. Reduced irrigated turf areas and replaced with native groundcover and low shrub plantings.
27. New brushwall fencing with sedge vegetation planted behind.
28. Retain existing rock revetment. Additional revegetation planting to go behind.
29. New locally native revegetation. Refer to revegetation planting references and schedules.
30. Improved seating area and informal character hardstand (compacted stone fines).
31. New elevated platform for river views.
32. Additional tree plantings.
34. Existing pathway with additional artwork and lighting opportunities (i.e. mix of bollard lighting with auxiliary pole top lighting).
35. Remediated/new grass area to suit adjacent levels and paving.



Concept - Plans



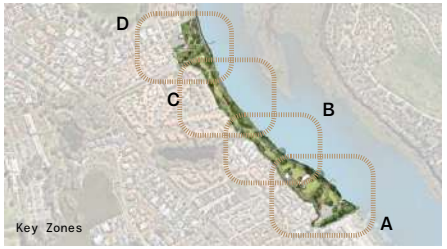
Concept Plan - Zone D

27. New brushwall fencing with sedge vegetation planted behind.
28. Retain existing rock revetment. Additional revegetation planting to go behind.
29. New local native revegetation. Refer to revegetation planting references and schedules.
32. Additional tree plantings.
34. Existing pathway with additional artwork and lighting opportunities (i.e. mix of bollard lighting with auxiliary pole top lighting).
35. Remediated/new grass area to suit adjacent levels and paving
36. Retain existing rock revetment.

Additional Opportunities

These are suggested additional items for high level opportunities and subject to further feasibility and funding.

M1. Replace existing pathway with gentler grade and to allow for new levels and connection with the New Landing/Lookout.
M2. New landing/lookout.
Platform landing at edge to allow for southern connection with new steps and pathway network to existing jetty. Improved access and visibility at the corner nexus of the reserve's pathway system.
M3. New pathway and connection to existing Bath St Jetty.
M4. Remediated/new grass area to suit new levels and paving.
M6. New promenade and boardwalk link.
New pathway to the existing jetty axis for improved visibility and access.
M7. New pathway landing for boardwalk , steps, ramp and walkway connectors.
M8. New walkway (1:20) to allow for connection with new levels and improved surveillance.
M9. New carpark link.
M10. Renovated playground areas with different zoning opportunities.
M11. New shade structures (dashed).
M12. Remove existing retaining walls to area and provide universal ramp access to the existing Bath St Jetty. Ramp landing levels to be integrated with tiered landscape elements including level grass areas and play spaces.
Opportunities for cultural narratives to be incorporated into elements.
M13. New pathway and connection to existing Bath St Jetty pathway.
M14. New shade shelters at lower level.



Concept - Section

CONCEPT - SECTION



Section 1
site cross-section looking north

New native groundcover and low shrub plantings to replace existing grassed areas at boundary.

Grassed areas bermed to new shared pathway. Shade amenity from existing trees.

New shared use walkway.

New native revegetation to foreshore.

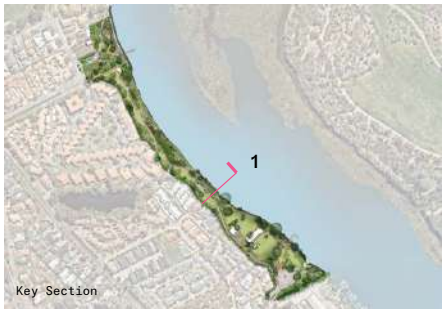
Existing private residential properties with informal access from park through landscape.

Additional small trees to provide habitat and additional screening from reserve of residential rooves.

Small tree selection to have elevated canopies and to not impede informal residential access . Trees to be judiciously located near residential site corners and shared boundaries where possible.

Existing mature trees to be retained.

Existing trees to foreshore to be retained.



Concept - Sketches

CONCEPT - SKETCH



Sketch
view towards Peninsula Farm



diagram above: zone diagram of site

Foreshore stabilisation across the site will incorporate bioengineering in the form of brushwalls with rock toe, revegetation, rock rip rap and timber palisades as soil retaining structures in select areas of the foreshore and upper banks to support vegetation establishment. The key aim of the works is the creation of a dense rush and sedge band along the river's edge, which will reduce bank undercutting, stabilise existing large trees and minimise surface runoff erosion whilst contributing to the habitat, biodiversity and amenity of the river. The key stabilisation methods to be used on-site are outlined below. While most of the existing timber wall will be removed to make the area safe, the buried timber logs currently retaining sediment will be kept in-situ and secured to facilitate bioengineering works and retain sediments.

The following foreshore stabilisation approaches are recommended for the site:

1. Localised Reinforcement with Rock Structures

The design proposes the use of localised rock structures (well-interlocked low laterite stone barriers up to 1m AHD in height) around significant foreshore trees and where reinforcement between existing rock revetment/rock rip rap and brushwalls is required and where the steepness of the slope does not permit other means of reinforcement. The stone barrier, typically comprising 250-500mm, is built on geofabric and lateritic core stone rocks (50-150mm). It supports the sediment infill, tree roots and the bank from, further undercutting and sediment loss.

2. Planting in Brick Rubble

Due to the large amount of dumped brick material in a section of Zone 3, removal of this material is not recommended, as it would alter river dynamics upstream and downstream of the area and potentially cause further nearshore erosion locally. Brick material dissipates wave energy relatively well, and planting pockets of rushes within rubble would further minimise erosion impacts. Any brick material resulting from planting works would be placed at the base of the embankment to reduce undercutting.

3. Brushwall with Rock Toe

A brushwall with rock toe method will be used for much of the areas where the potential to plant vegetation exists. The key function that the brushwall will provide is the dissipation of boat wake and wave energy during the establishment period for the rushes. To establish rush biomass, some sections of the foreshore need to be infilled with sand to raise the ground level and allow for plant establishment. A rock toe with geofabric is formed against the brushwall to support sediment and reduce the potential for undercutting.
The coarse river sand infill (>0.75mm) will be added and compacted to a 1:6 grade to a minimum level of 0.25 m AHD* river ward and up to 0.5 m AHD landward against the bank (depending on the site).

4. Timber Palisade

Jarrah or other hardwood timber palisade will be used against the bottom of the steep banks, which cannot be re-graded, and where biomass prevents the establishment of vegetation (e.g. the area with heritage olive trees adjacent to Peninsula Farm). Additional palisade will be required further up the embankment; the material of this will be either coir logs with jarrah stakes or hardwood timber.

5. Brushwall

Brushwalling without rock toes will be used in the northern sections of the site between existing rip-rap areas where large rush populations are present. Some structures will be placed against the bank to reduce undercutting, whilst others will be implemented to the front of rushes to reduce the impact of waves and water flows on establishing vegetation.

* AHD refers to Australian Height Datum

BOTANICAL NAME	COMMON NAME	AVE HEIGHT (m)	MIX 1 -LOWER BANK 0.25-1.25 m AHD	MIX 2a - UPPER BANK 1.25 - 3 m AHD	MIX 2b - UPPER BANK 1.25 - 4 m AHD	MIX 3 - FOREST from 3m AHD
TREES						
Corymbia calophylla	Marri	25				
Melaleuca rhaphiophylla	Swamp Paperbark	10				
Eucalyptus rudis	Flooded Gum	25				
SHRUBS (0.1-1.9m height)						
Acacia pulchella	Prickly Moses	1.5				
Astartea scoparia	Common Astartea	1.5				
Banksia dallanneyi	Couch Honeypot	0.3				
Hypocalymma angustifolium	White Myrtle	1.5				
Hypocalymma robustum	Swan River Myrtle	1				
Myoporum caprarioides	Slender Myoporum	0.5				
Pericalymma ellipticum	Swamp Teatree	1				
SHRUBS (from 2m height)						
Hakea prostrata	Harsh Hakea	3				
Hakea trifurcata	Two-leaf Hakea	2				
Hakea varia	Variable-leaved Hakea	2.5				
Hardenbergia comptoniana	Native Wisteria	3				
Jacksonia sternbergiana	Green Stinkwood	3				
Macrozamia riedlei	Zamia	2				
Melaleuca lateritia	Robin Redbreast Bush	2				
Melaleuca teretifolia	Banbar	3				
Melaleuca viminea	Mohan	3				
Taxandria linearifolia	Swamp Peppermint	3				
Xanthorrhoea preissii	Grass Tree	2				
HERBS						
Conostylis aculeata	Prickly Conostylis	0.4				
Dianella revoluta var. divaricata	Flax Lilly	1				
Kennedia prostrata	Scarlett Runner	0.1				
Lobelia anceps	Angled Lobelia	0.25				
Patersonia occidentalis	Purple Flag	0.4				
Samolus repens	Creeping Brookweed	0.4				
SEDGES / RUSHES						
Carex appressa	Tall Sedge	1				
Cyperus gymnocaulos	Spiny Flat-sedge	0.8				
Ficinia nodosa	Knotted Club Rush	1				
Gahnia trifida	Coast Saw-sedge	1.2				
Juncus kraussii	Sea Rush	1.2				
Machaerina juncea	Bare Twigrush	1				
Schoenoplectus tabernaemontani	Lake Club-rush	2				
GRASSES						
Sporobolus virginicus	Marine Couch	0.3				

FORESHORE RESTORATION - VEGETATION

The selection of species for the riparian edge is largely based on the incorporation of *Juncus kraussii*. While *Schoenoplectus tabernaemontani is* present in Zone 3, additional planting of this species would be restricted landward of the current populations where groundwater seeps are present. This sedge senesces during winter and hence, does not provide good shoreline protection unless dense strands are present. As such, the planting of *Juncus kraussii* rushes needs to be planned carefully to maintain the current extent of this species whilst improving shoreline protection.

For the upper banks revegetation focus will be on planting a dense low understorey to facilitate better root matrix to reduce surface runoff and to improve biodiversity and amenity.

Planting of trees will be limited to areas where, at maturity, such trees do not pose erosion issues (i.e. away from the current bank edge). All plantings to upland areas consider views from the pathway and residences to ensure that community requirements are not compromised , whilst biodiversity values are upheld.

Removal or thinning of some existing trees will be required to ensure understorey establishment and reintroduce locally native trees. This is mainly associated with Zone 3.

Foreshore Restoration - Vegetation

TREE SELECTIONS



Corymbia calophylla
(Marri)
25m



Melaleuca rhaphiophylla
Bibool (Swamp Paperbark)
10m



Eucalyptus rudis
Moitch (Flooded Gum)
25m

SHRUB SELECTIONS (<2M)



Acacia pulchella
Mindaleny (Prickly Moses)
1.5m



Astartea scoparia
(Common Astartea)
1.5m



Banksia dallanneyi
Bullgalla (Couch Honeypot)
0.3m



Hypocalymma angustifolium
Koodgeed (White Myrtle)
1.5m



Hypocalymma robustum
(Swan River Myrtle)
1m



Myoporum caprarioides
(Slender Myoporum)
0.5m



Pericalymma ellipticum
(Swamp Teatree)
1m

Foreshore Restoration - Vegetation

SHRUB SELECTIONS (2M+)



Hakea prostrata
Pulgur, Janda (Harsh Hakea)
3m



Hakea trifurcata
(Two-leaf Hakea)
2m



Hakea varia
(Variable-leafed Hakea)
2.5m



Hardenbergia comptoniana
Koorla (Native Wisteria)
3m



Jacksonia sternbergiana
Kabbur, Koorpa (Stinkwood)
3m



Macrozamia riedlei
Djiriji, Bayoo (Zamia)
2m



Melaleuca lateritia
(Robin Redbreast Bush)
2m



Melaleuca teretifolia
(Banbar)
3m



Melaleuca viminea
(Mohan)
3m



Taxandria linearifolia

3m



Xanthorrhoea preissii
Balga (Grass Tree)
2m

Foreshore Restoration - Vegetation



Conostylis aculeata
(Prickly Conostylis)
0.4m



Dianella revoluta var. divaricata
Mangar (Flax Lilly)
0.5-1m



Kennedia prostrata
Wollong (Scarlet Runner)
0.1m



Lobelia anceps
(Angled Lobelia)
0.3m



Patersonia occidentalis
Komma (Purple Flag)
0.4m

HERBS SELECTIONS



Samolus repens
(Creeping Brookweed)
0.4m

Foreshore Restoration - Vegetation

SEDGE + RUSHES SELECTIONS



Carex appressa
(Tall Sedge)
1m



Cyperus gymnocaulos
(Spiny Flat-sedge)
0.8m



Ficinia nodosa
Yangjet (Knotted Club Rush)
0.8 - 1m



Gahnia trifida
(Coast Saw-sedge)
1.2m



Juncus kraussii
(Sea Rush)
1.2m



Machaerina juncea
(Bare Twigrush)
0.8 - 1m



Schoenoplectus tabernaemontani
(Lake Club-rush)
2m

GRASSES SELECTIONS



Sporobolus virginicus
(Marine Couch)
0.1- 0 0.2m

Additional References

ADDITIONAL REFERENCES - Hardscape



Pathways & Integrated Artwork

Threading artwork and cultural narratives into the paving elements to the breadth of the site as a large scale gesture. * Project



Lawn Edges

Demarcation of formal lawn areas with foreshore planting with the weathered steel edging strategy. * Project



Information & Cultural Stories

Information elements in landscape connecting plantings, histories and cultures. * Project



Artworks & Cultural Stories

Artwork elements featuring in the landscape with cultural stories to inform an share. Artwork: Lea Taylor 'Djeran''2023



Feature Lighting

Opportunity to provide discrete feature lighting moments taking into consideration local fauna.



Lighting

Combination of low pole top lighting and bollard lighting to pathways for increased lighting levels to pathways. * Project



Seating and Shade

Gathering spaces with fixed seating to include shade elements for amenity.
Project: Shelley Beach Park Playground-Phase 3 & City of Canning

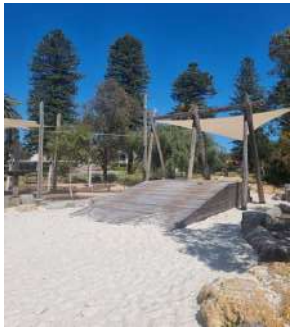


Playspaces & Place

Integrating playspaces with the contours of site and place.
Project: Playground-in Belleville Park - BASE landscape architects.



Celebrating the river site through with thoughtful connections.



Playspaces & Shade



Playspaces & Landscape

Incorporating playspaces in a landscape setting.



Equipment

Provide a consistent language of bins, seating etc to the site.

*Project reference: Subiaco Oval Park - UDLA (Landscape Architects)

Additional References

ADDITIONAL REFERENCES - Plantings



Banksia littoralis
Pungura (Swamp Banksia)
6-8m (slow growing)

TREE SELECTIONS

< 1M SHRUB SELECTIONS



Dianella revoluta
Mangar (Blueberry Lily)
0.8m



Calothamnus quadrifidus prostrate
Queitjat, Kwowdjard (One-sided Bottlebrush)
1m



Darwinia citriodora
(Lemon-scented Darwinia)
1m



Anigozanthos manglesii
Kurulbrang (Mangles Kangaroo Paw)
0.5m

LOW PLANTING SELECTIONS



Myoporum parvifolium
(Creeping Myoporum)
0.3m



Hemiandra pungens
(Snakebush)
0.5m



Grevillea sp.
(Prostrate varieties)
0.5m



Grevillea crithmifolia
(Prostrate)
0.5m

Additional References

LOW PLANTING SELECTIONS



Hibbertia racemosa
(Stalked Guinea Flower)
0.3m



Bossiaea eriocarpa
(Common Brown Pea)
0.5m



Frankenia pauciflora
(Seaheath)
0.4m



Banksia petiolaris

0.5m

Concept Design Report

Bardon Park Foreshore Restoration
Concept Design



PROJECT TEAM

ISSUE DATE

09/12/2025_Concept Report Rev D
28/11/2025_Concept Report Rev C
15/08/2025_Concept Report Rev B
18/06/2025_Concept Report Rev A
01/05/2025_Concept Report

Client - City of Bayswater + Department of Biodiversity, Conservation and Attractions

SYRINX + CaPA + Seashore Engineering + element.

Environmental & Ecological (Lead Consultant)

Landscape Architecture

Coastal Engineer

Stakeholder and Aboriginal Cultural Heritage Engagement

Part 1_ Acknowledgment of Country

Acknowledgment of Country

Ngalla City of Bayswater kaatanginy baalapa Noongar Boodja baaranginy, Wadjuk moort Noongar moort, boordiar's koora koora, boordiar's ye yay ba boordiar's boordawyn wah.

The City of Bayswater acknowledges the Traditional Custodians of the land, the Whadjuk people of the Noongar Nation, and pays its respects to elders past, present and emerging

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Attachment 01 Bardon Park Site Analysis Report (June 2025)

Attachment 02 Bayswater Foreshore Restoration Community Engagement Outcomes Report (Nov 2025)

INTRODUCTION







images above: location diagram + the river edge (east and west)

Project Background

The City of Bayswater (the City) and the Department of Biodiversity, Conservation and Attractions (DBCA) share a joint responsibility for managing approximately 9.5 km of the Derbal Yerrigan (Swan River) foreshore, which borders the City. In May 2020, the City adopted a Ten Year Foreshore Plan as part of its long-term commitment to foreshore protection and restoration. As part of this plan and supported by DBCA, the City is developing foreshore restoration designs for three of its premier foreshore locations:

i) Site A - A.P. Hinds Reserve & Riverside Gardens (Bayswater)
ii) Site B - Tranby & Bath Street Reserves (Maylands)
iii) Site C - Bardon Park (Maylands)

A Concept Design report has been prepared for each of these three sites in close liaison with the City, DBCA , relevant state agencies, Whadjuk Reference Group, site user groups and the wider community. The reports have also been based on scientific, historical and cultural information gathered as part of the project.

This report and the enclosed Concept Designs present a design approach for Site C - Bardon Park. The site boundary for the project is noted in the report as the 'Project Area' and is primarily comprised of a foreshore edge.

The Concepts provide strategic direction for the Detailed Design and Documentation stages of the restoration works and will also assist the City in seeking funding from various sources to deliver the project.

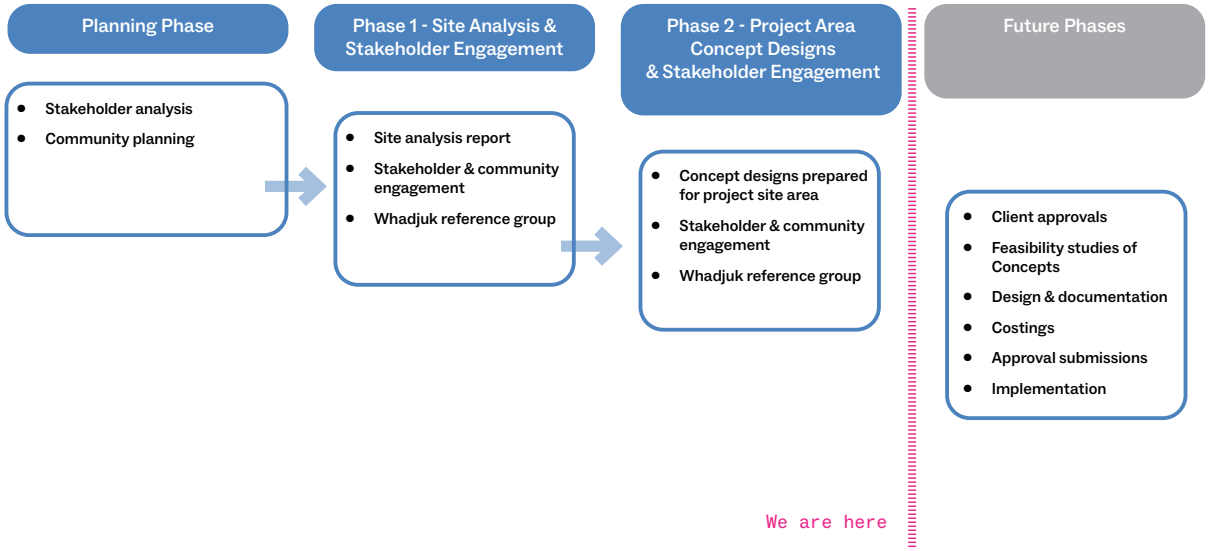
Whilst the primary focus of the report is on foreshore stabilisation, restoration, and the revitalisation of the existing ponds, additional high-level opportunities have been included for further consideration within and directly outside of the Project Area. These include a potential universal access pathway from the Bardon Park carpark and suggestions for improved foreshore amenities. These proposed enhancements would be subject to further feasibility studies and funding assessments.











images above: consultation images by Element Advisory

PROJECT PROCESS & PHASING

Project Process

The diagrams of the project phasing illustrate the steps undertaken by the City, DBCA and the design team to deliver the Concept Design.

The entire process, from project initiation to future implementation and construction, will take several years to complete.

Priority will be given to the foreshore (Project Area) works within the next five (5) years. The changes to the wider reserve areas may take significantly longer and rely on the availability of funding and further consultation.

Project Phasing

Planning Phase – Inception

This stage involved establishing a framework for project delivery and setting initial objectives and principles for the project with the focus on the foreshore edge and the wetlands.

Phase 1 - Site Analysis & Stakeholder Engagement 01

A site analysis was undertaken including ecological, social and cultural contexts for both the foreshore and the wider reserve areas. Erosion and foreshore dynamics, infrastructure considerations and the site connectivity with the surrounding environment were analysed, noting key challenges and opportunities. The output from this review is included in the “Bardon Park Site Analysis Report” (refer to Appendices).

Engagement with key stakeholders and the community focused on understanding the site’s key values, issues, opportunities and constraints. This included an online survey, government & local stakeholder workshops, community onsite pop-up sessions and work-shopping / conversations with the Whadjuk Reference Group. Site engagement summaries are included in the “Bayswater Foreshore Restoration Community Engagement Outcomes Report” (refer to Appendices).



image above: the river edge at Bardon Park

Phase 2 - Concept Design & Stakeholder Engagement 02

Draft Concept Design options were developed from site understandings by the team and feedback received during the initial engagement process. The drafts were presented for stakeholder and community feedback, similar to the previous phase process and the feedback was gathered as part of the engagement report.

Adjustments were made to the draft Concept Designs to incorporate feedback received through consultation. This report presents the final Concept Design for the foreshore and site (Project Area) which can be used for further consideration and as a basis for further detailed designs and implementation.

Future Stages

Confirmation of the Concept Design for additional stages and progression towards implementation is to be confirmed (i.e. Schematic, Detailed Design, Tender, Construction stages etc.).

CONTEXT - EXISTING OVERALL SITE & PROJECT AREA



LEGEND

- Project Area Boundary
- Pedestrian Path
- Shared Cycle Path
- Roads
- Residential Zoning
- (A) Structures
- (1) Points of Interest
- (P) Carparks (Public)
- On Lead Dog Areas
- Off Lead Dog Areas

STRUCTURES

- (A) Watercorp Pump Station
- (B) Public Toilets
- (C) Boat Race Observation Tower
- (D) Maylands Yacht Club, *Heritage structure*

POINTS OF INTEREST

- (1) Playground
- (2) BBQ & Picnic
- (3) Sloped Lawn
- (4) Playground
- (5) BBQ & Picnic
- (6) Upper Pond
- (7) Middle Pond
- (8) Lower Pond
- (9) Native Revegetation Planting
- (10) East Street Jetty, *Heritage structure*





images above: water features of the site



images above: overall site and site zone diagram

Existing Project Area

The Project Area and focus of the design scope included in the Concept Design is divided into six zones based on landscape character and land use (see diagram below).

Zone 1 - Bardon West Wetland
Zone 2 - Bardon West Outlets
Zone 3 - Bardon Springs
Zone 4 - Maylands Yacht Club
Zone 5 - Berringa Park
Zone 6 - Bardon Wetlands

From a planning perspective, the Project Area and its surrounding areas are zoned as “Parks and Recreation” and fall within the Swan Canning Development Control Area.

Functionally, the site is frequented by both local and regional visitors for passive and active recreational activities; including walking, cycling, boating and fishing. The Maylands Yacht Club provides varied watercraft opportunities fostering community engagement with the site.

Existing Site Conditions

The context for the Project Area and the overall reserves are detailed in the ‘Site Analysis Report” (refer to Appendices). The text below provides a broad summary as an introduction to the site’s key design challenges and opportunities.

The site comprises flat to gently sloping ground at the base of a steep sand dune adjacent to the foreshore. Numerous springs emerge at the base of the dune, many of which have been historically modified/piped and directed into artificial concrete-lined ponds or discharged directly into the river.

The broader landscape is characterised by open turf areas and a mix of native and introduced tree species on infilled land. The foreshore is largely devoid of sedges and is eroding; creating a steep scarp and exposing historical landfill, posing safety issues for the public and wildlife accessing foreshore areas.

The remainder of the site supports both active and passive recreation, contains important infrastructure, and forms an important green link between Berringa Park and Bardon West Wetland to the west.

Context - Existing Overall Site & Project Area



The site holds significant cultural heritage value as a traditional camping ground and source of freshwater and food for the Whadjuk People. The name 'Malgamongup' refers to the place of fish traps, historically located at points of freshwater discharge.

The proposed Concepts present an opportunity to restore environmental values of the site, provide greater recognition of Whadjuk cultural heritage, and promote community connection and inclusion (i.e. improving accessibility, educational features, and spaces for gathering and play). Reintroduction of native vegetation and reducing impact of man made pond features will result in visually appealing parkland enhancing the site's overall aesthetic and environmental quality for future generations.

image above: existing water ponds of the site



image above: pictogram of some key values and ideas

KEY VALUES

The key values for the project have been identified through a combination of research and consultation. These values outlined below, have shaped the overarching strategic directions and reflected in the key ideas and Concept Plans presented in this report.

Environment / Nature

- Valuing, protecting and enhancing native vegetation and biodiversity to support local fauna habitat, increase shaded areas, and promote a stronger connection to the natural environment.

Cultural Heritage

- Recognising, honouring and protecting the history, traditions and stories of the area.
- Valuing knowledge sharing, healing and the respectful acknowledgment of cultural intellectual property.

Sustainability

- Prioritise sustainable, innovative and flexible nature-based solutions, adaptable to the dynamic river environment and acknowledging of the significant impact of historic land modification, dredging and spring modifications.
- Emphasise the importance of endemic species for ecological health and rehabilitation.

Community Connection & Inclusion

- Improving and maintaining accessibility, safety, equity, and inclusion in the foreshore user experience.
- Connecting the community with nature, education, and strengthening social cohesion.

Recreation & Aesthetic Appeal

- Enhancing spaces on site to enable active lifestyle (e.g. walking, running, cycling), water sports (e.g. yachting and kayaking) and passive recreation (e.g. picnics, resting, bird watching).
- Enabling connection to nature, including direct river access and scenic river views of the area and beyond.

Key Issues



Erosion





Contamination





Poor Access





Environment





Activity Conflicts





Maintenance Issues



KEY ISSUES

A summary of the key issues for the project, derived from research and the consultation processes are summarised below:

Environment

- Fragmented ecological links across the site and between neighbouring reserves.
- Impact on local fauna habitats from urban increases and lack of continuity in habitat.

Erosion

- Ongoing erosion and its impact on wildlife habitats, public safety and the enjoyment of the area.

Contamination

- Exposure of historic landfill and the potential negative effects on the environment and humans.

Accessibility

- Accessibility issues due to the elevation profile of the site, lack of universal access (i.e. particularly between the carpark and the foreshore).

Conflicts Between Uses

- Existing infrastructure (gas, sewer and water service main lines) has impacted how the space is used and has led to segregation of spaces and conflicts between recreational users (e.g., cyclists / walkers/boaters) and wildlife protection needs, urging a balanced approach.

Maintenance Issues

- Associated maintenance requirements for ponds (e.g. algal bloom) and weed incursions.

Key Issues




Weed Issues




Safety and Security




Flooding




Waste Management





Urban Interface

Weed Issues

- Proliferation of exotic and non-native vegetation to north of site.

Safety & Security

- Safety concerns regarding pools and river edges and reduced visibility from overgrown planting and inadequate lighting.

Flooding

- Consistent occurrences of flooding due to low levels of site and localised areas of underground springs.

Waste Management

- Waste issues due to bin supply and unavailability of recyclable options.

Urban Interface

- Issues of expansive carparking with minimal tree canopies resulting in excessive heat sink.
- Large areas of exposed residential retaining walling impacting the natural landscape character of the reserve.

Key Opportunities






Foreshore Stabilisation





Nature + Biodiversity

KEY OPPORTUNITIES

The key opportunities for the site derived through research, consultation processes with stakeholders and the community have been used to develop the Project Area's final Concepts Designs and are summarised below:

Foreshore Stabilisation

- Re-establishing through nature based solutions a stable foreshore including the targeted removal of buried landfill along the shoreline, damaged structures, additional clean fill, regrading for reduced slopes and revegetate densely with sedges native to the area.
- Increase vegetation to reduce runoff and assist in reducing erosion adjacent to localised areas i.e. Berringa Park.

Nature & Biodiversity

- Habitat creation, expansion and protection for local environment.
- Linking habitats with tree canopies, plantings.
- Provide aquatic habitat linkages and habitats between the Project Area and the adjacent reserve, e.g. via a living stream.
- Removing exotic species and replacing with local endemic species (excluding historically significant trees).
- Reducing extents of turf areas and providing additional endemic and local plant species for revegetated areas and new native gardens adjacent pathways and pond edges with plantings typical of the Vasse / Swan Karrakatta / Bassendean vegetation complexes.
- Converting existing ponds to a living stream, softening edges with plantings whilst retaining pockets of visible water.
- Additional and improved signage for designated areas such as nature reserve areas requiring restricted access (i.e public, dogs etc.).
- Additional improved lighting to consider fauna habitats.

Key Opportunities



Improved Interface





Improved Amenities





Improved Access





Shade Amenity







Improved Safety

Improved Interface with Existing Residential and Reserve

- Provide new areas of planting and small trees in lieu of turf adjacent to height of expansive retaining walls to improve park landscape character and experience.

Improved Amenities

- Provide additional viewing platforms, seating, tables and bins with improved recyclable waste and energy collection.

Improved Access

- Provide improved pathway networks and connections including an all-abilities access ramp from upper carpark to connect with toilet facilities and river shelter amenities.
- Formalise an access point to river edge to the Maylands Yacht Club area.

Shade Amenity

- Provide additional native trees and additional shade structures for increased shade amenity.

Improved Safety

- Prioritise the rectification of areas where erosion has increased risk of entrapment, trip hazards or injury.
- Improved management of areas of water publicly accessible through clearly designated areas of foreshore and ponds with improved signage.
- Additional traffic calming measures for high-speed cycling: signage, speed reduction transitions, change of materials and level changes (e.g use of elevated pathway at key points).
- Additional lighting to pathways and seating amenities. Install lighting where necessary (i.e. Berringa Park, along paths, the jetty and playground).
- Enhance lighting without causing light pollution or compromising fauna habitats.
- Dangerous structures and areas to be rectified or removed, and restrict people from entering risk areas such as fallen steps and fence at river margin.
- Provide signage for “on lead dog area” to inform visitors.
- Rerouting the shared pathway bend (near Maylands Yacht Club and ‘living streams’ area) away from residential fences, providing a wider radius to the bend.

Key Opportunities





Improved Water Quality





Improved Water Use





Valuing Culture





Improved Information

Reduced Contamination

- Considered design proposals to minimise ground disturbances, reducing adverse effects on the environment, human health and infrastructure.

Improved Water Quality

- Re-design the ponds into wetlands in accordance with nature-based design principles to improve their climate resilience, biodiversity values, and water quality improvement functions.

Improved Water Use

- Reduce grass extents and optimise water conservation across the site and consider plant native species selections that consider water use.
- Consideration of water irrigation efficiencies, filtering and hydro zoning.
- Maximise the retention and use of water resources on-site.

Valuing Culture

- Opportunity to express history and culture through interpretation elements such as signage, sculpture, artwork etc.
- Utilise locally sourced materials that best celebrates the site's endemic soils and plants and aligned with cultural values.
- Reinstate spring flows as part of renaturing the Park, rather than discharge via drainage.

Improved Information

- Additional education (incl. heritage and links to nearby wildlife).
- Way finding and signage improvements.
- Additional use restriction information.
- Additional signage for awareness of pedestrians and wildlife for cyclists.

CONCEPT - OVERVIEW

The project goal is to improve the effective future management of the foreshore (the Project Area) and to ensure that these areas remain a highly valued place and asset to the community.

The foreshore restoration is the priority and focus of this project and reflected in the Concept Design proposals.

The Concepts need to include an anticipated future and include any proposed changes on these future conditions.

Key ideas and diagrams have been included in the Concepts to reflect key drivers for the Project Area, along with adjacent and surrounding areas.



image above: key ideas for Bardon Park elevated walkway



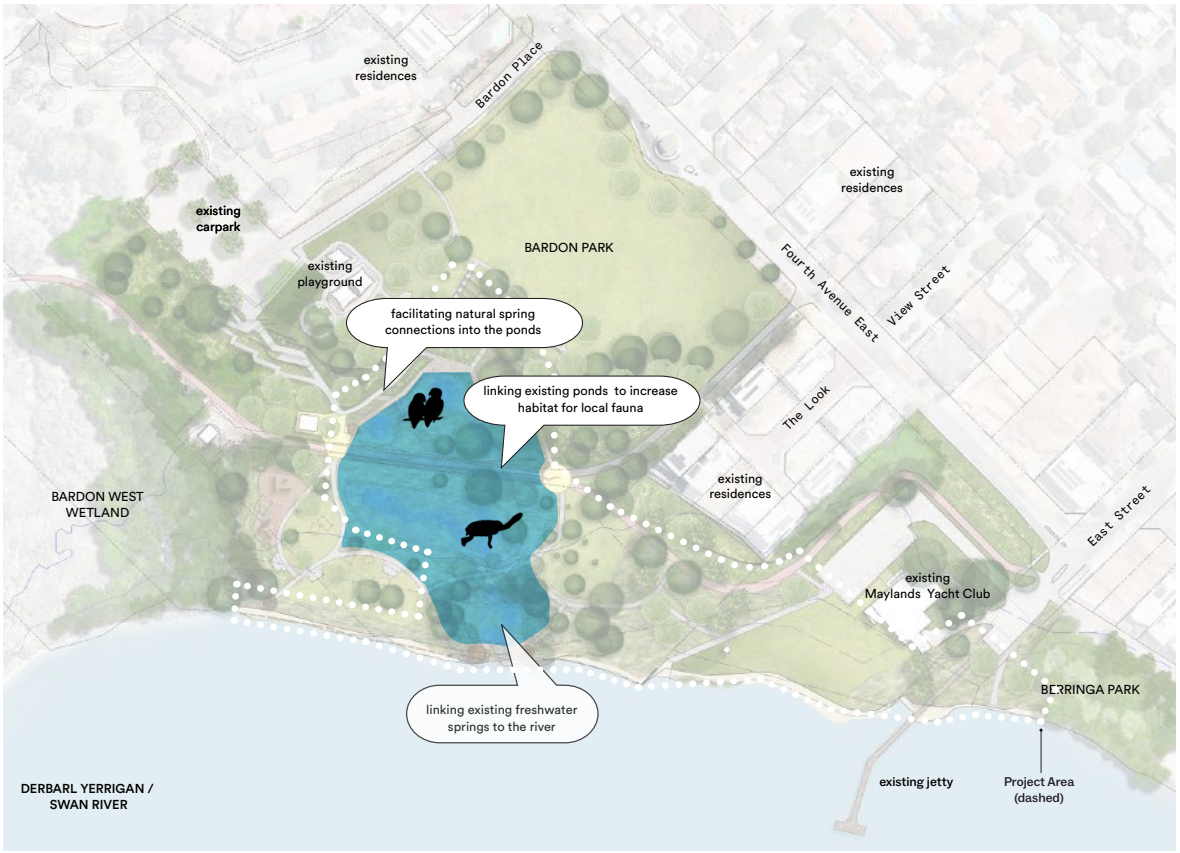
CONCEPT - KEY IDEAS & DIAGRAMS

Key Ideas - Biodiversity Linkages

The park has an important function of providing ecological linkages with the river and to neighbouring Bardon West Wetland and Berringa Park. Key ideas include:

- Provision of a vegetated riparian edge to site to address erosion.
- Replace drainage infrastructure with a vegetated swale.
- Revegetation with locally native species.
- Consolidate foreshore access.

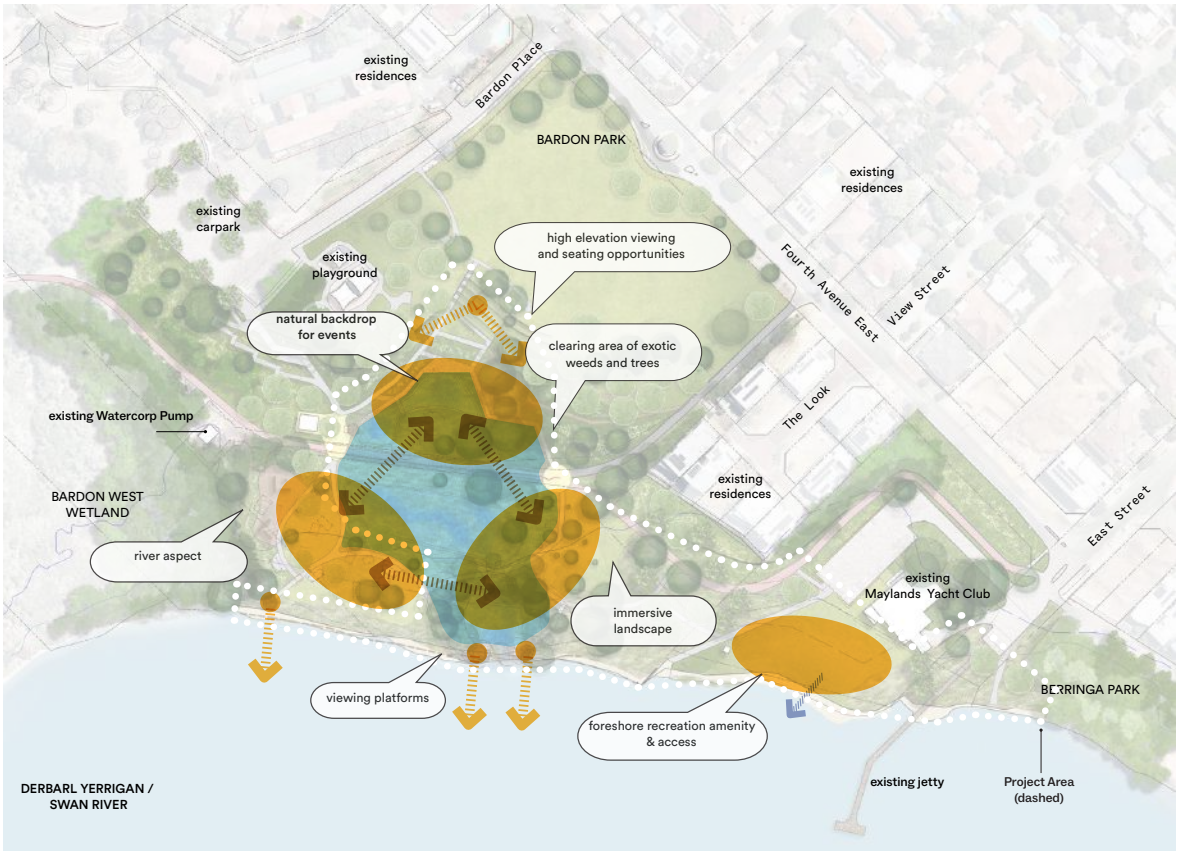
Concept - Key Ideas & Diagrams



Key Ideas - Wetland Zones

- Augmentation of the existing ponds into a central wetland zone.
- Linking existing freshwater springs and ponds to the river as a living stream and facilitated by elevating a central pathway.
- Increase habitat suitable for turtles, frogs, birds and fauna.
- Celebrate the cultural and environmental richness of the site (incl. water elements) through the landscape.

Concept - Key Ideas & Diagrams



Key Ideas - Enhanced Activity Zones

Consolidating and enhancing activity zones to the surrounds of the central wetland zone and to the river. Key ideas include:

- **Providing for a diversity of passive recreational activities.**
- **Providing additional seating, picnic tables, shade, playspaces and viewing platforms.**
- **Celebrate the cultural and environmental richness of the site through landscape.**
- **Improving high value spaces to the site by clearing exotic vegetation for improved surveillance and viewing river vistas and beyond.**
- **Providing an improved natural asset to be an important backdrop for community events, passive recreation and knowledge sharing.**

Concept - Key Ideas & Diagrams



Key Ideas - Network Pathways

Improving and expanding the network pathways for shared visitor use. Key ideas include:

- **Provide universal access between activity zones, from parking areas and across the sloped terrain.**
- **Provide elevated walkways for service and visitors to allow fauna movement under and through to greater engagement with the river and wetland environment.**

Concept - Key Ideas & Diagrams



Key Ideas - Key Nodes

The introduction of a key nodes to the site is important in creating place and integrating a number of additional elements. Key ideas include:

- **Providing a sense of place to the lower portion of site through the introduction of arrival & place nodes, located at points of interest interconnected by a unique elevated walkway.**
- **Arrival node located adjacent to emergence of natural spring with additional opportunity for cultural storytelling and artwork.**
- **Central element of nodes, elevated walkway and associated signage to help slow speed of cyclists for improved pedestrian safety.**
- **Elevated walkway provides ease of retention for existing services to location.**

Concept - Key Ideas & Diagrams



Key Ideas - Foreshore Access

Providing for equitable community use to consolidated foreshore amenity. Key ideas include:

- **Providing for improved access and facilities for a variety of water craft activities.**
- **Allowing for equitable use of the foreshore for the community.**

Concept - Plans

CONCEPT - PLANS



Concept Plan - Overall

LEGEND

- Project Area Boundary
- Road
- Carpark
- On Lead Dog Area
- Off Lead Dog Area
- Points of Interest
- Shared Path (Bridge element for fauna crossing below)
- Shared Cycle Path (proposed + existing)
- Pedestrian Access
- Pedestrian Boardwalk
- Access Nodes
- Viewing Platform
- Lawn Area
- Revegetation Area
- Native Garden
- Existing Trees Retained
- New Trees
- Wetlands
- River Beach
- Nature Play

M1 refer to Additional Opportunities (blue) for high level opportunities and subject to further feasibility assessment and funding

Key Zones



Concept - Plans



Concept Plan - Zone A

1. Revegetate and regrade river edge (1:6) No beach access to this point.
2. New brushwall with sedge planting behind.
3. Raised platform with rock node under.
3a. Removal of existing weir.
4. Proposed position of sandy boat ramp with low wall edge. Retain beach and lawn.
5. New raised viewing platform.
6. New place node with feature paving, artwork (assisting as a traffic calming measure).
6a. New natural spring outlet integrated as a cultural and artwork element.
7. New place node with feature paving, artwork (assisting as a traffic calming measure).
8. Modify existing ponds to create a wetland landscape with areas of open water.
9. New elevated accessway for pedestrian, cyclists and service vehicles. Fauna crossing opportunities under.
10. Additional pathways.
10a. New pathways and elevated boardwalk bridge through riparian landscape.
11. Re-aligned shared pathway (larger radius) for improved visibility.
12. Replacing existing drain pipe with vegetated swale landscape.
13. Revegetate area.
14. Retain lawn areas and trees for sitting areas, immersed in landscape.
15. New platforms adjacent to ponds for viewing and functions.
16. New native plantings.
17. Renovated tiered walling to create lawn terraces including clearing weeds and select trees associated with step access.
18. Provide new informal pathway trails through existing *Casuarina tree* plantings.

Additional Opportunities

These are suggested additional items for high level opportunities and subject to further feasibility and funding.

M1. Reducing heat island effect to the existing carpark by additional trees / canopies to.
M2. Integrated landscape, steps and ramping to steep terrain, connecting existing carpark with existing toilet block and lower levels to river.
M3. Additional trees and native landscape in lieu of grass.
M4. Additional terracing and landscapes to playground area.
M5. Seating, shelter for viewing significant cultural river elements beyond.
M6. Reduced grass area with provision for seating and shelters.
M7. Additional path networks to shelters, seating and river aspect.
M8. Retain grassed areas for gathering and rest.
M9. Additional pathways links to Concept proposed pathways.
M10. Additional trails and informal pathways.

Concept - Plans



Concept Plan - Zone B

20. Controlled access from carpark for large water craft. Material separation between retained lawn and revegetation.
21. Additional revegetated plantings.
22. Retain existing Water Corporation drainage outlet. Revegetate adjacent banks.
23. Informal light water craft entry and revegetate.
24. Retain existinglawn area for community access to river.
25. Proposed position of sandy boat ramp with low wall edge. Retain beach and lawn.

Additional Opportunities

These are suggested additional items for high level opportunities and subject to further feasibility and funding.

M11. Additional native planting and small trees to soften visual impact of retaining walls and to contribute to additional bio-diversity.
M12. Additional native planting in lieu of grass to periphery of carpark.
M13. Additional native planting and trees in lieu of grass to bank.
M14. Revegetated plantings to waterlogged area
M15. Terminus of road to be reconfigured as a destination / arrival node (currently a neglected informal carpark)

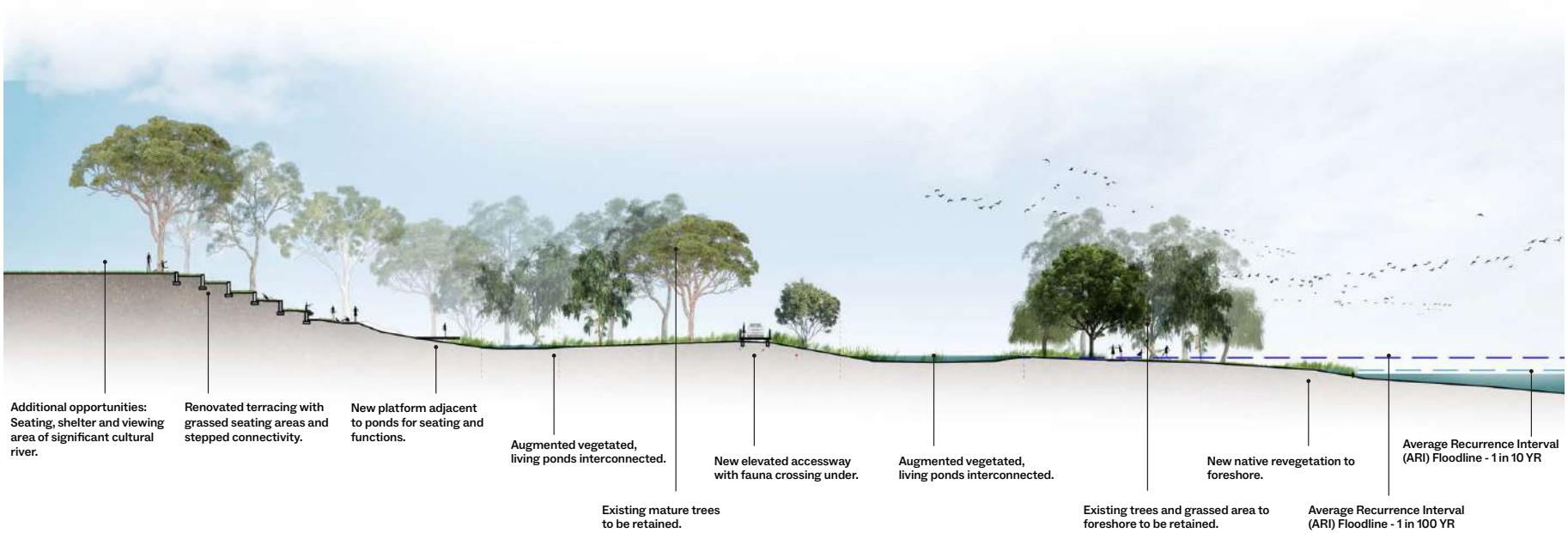
Key Zones



SYRINX + CaPA + Seashore + ELEMENT Bardon Park Foreshore Restoration ↑ Scale 1:1000_@A3 09.12.2025 Page 22

Concept - Section

CONCEPT - SECTION



Concept Section 1

north - south section looking east



CONCEPT - SKETCHES



Sketch
view from existing playground towards the river

New native groundcover and low shrub plantings to replace existing grassed areas.

Augmentation of the existing ponds into a central wetland and living stream, providing suitable habitat for turtles, frogs, birds and fauna.

Place node area with feature paving, artwork integrating a natural spring outlet as a feature element. Elevated walkway connection beyond.

Integrated landscape, steps and ramping to existing steep terrain, connecting carpark with existing toilet block and lower levels to river.

Concept - Sketches



Sketch
view of elevated pathway looking east

New elevated accessway for pedestrian, cyclists, dogs and service vehicles. Fauna crossing opportunities under. Traffic calming assistance for shared pedestrian use.

Augmentation of the existing ponds into a central wetland and living stream, providing suitable habitat for turtles, frogs, birds and fauna.





images above: river foreshore examples - Centenary Ave in Waterford
(City of Canning, Syrinx) and Burswood Foreshore (Syrinx)

ECOLOGICAL DESIGN COMPONENTS

Foreshore Stabilisation

Foreshore stabilisation across the Project Area will primarily utilise soft engineering methods, with a strong focus on revegetation and bioengineering techniques, incorporating selective structural elements to manage erosion and enhance the ecological and recreational value of the area. Key stabilisation methods to be used include:

- Regrading and revegetation – regrade banks to a gentler grade and use native rush and sedge species to create a dense vegetated edge.
- Brushwall for bank protection and soil stability during vegetation establishment.
- Rock rip rap as retaining structures in targeted areas of the foreshore at the lower wetland outlet.
- Low limestone wall to retain bank at the site of a stormwater drainage pipe (this pipe will be replaced by overland swale creation). The wall also facilitates sediment retention to the west (eroding side of the site) whilst allowing for yacht launches.

A primary objective of the stabilisation works is to establish a continuous band of rushes and sedges along the river's edge. This will:

- Prevent bank undercutting.
- Stabilise mature trees.
- Reduce erosion from surface runoff.
- Improve biodiversity, habitat value and visual amenity.

In addition to the broader foreshore stabilisation and urban design objectives of the project, a key focus will be the transformation of the existing concrete drainage basins into ecologically valuable landscape features.





Wetland & Living Stream Revegetation

As part of the proposed works, the existing concrete lined ponds currently used to collect spring water emerging at the base of the dune will be transformed into a wetland / living stream system. To minimise demolition impacts and respond to the community's interest in retaining visible water on site whilst supporting turtle habitat creation, the existing concrete pond bases will be retained in situ.

The pond basins will be partially infilled with clean sand to facilitate native revegetation and the formation of diverse micro habitats. These habitat niches will support a range of aquatic flora and fauna, enhancing both biodiversity and visual appeal. The infill design will consider hydrological dynamics to promote nutrient cycling and prevent water stagnation.

Habitat creation for native fauna, particularly the southwestern snake-necked turtle (*Chelodina oblonga*) which relies on vegetated wetlands for nesting and foraging, will be prioritised. The existing concrete edges of the ponds will be removed and replaced with gently graded slopes, which will be revegetated with locally native species to create soft, naturalistic margins that support nesting and provide shelter.

To further increase habitat complexity, woody debris (including logs and branches) will be strategically placed within the wetland. These structures will provide basking sites for turtles, refuge for amphibians, and perching opportunities for birds.

The concrete weir at the downstream end of the lower wetland will be removed to restore a more natural hydrological connection with the river.

Additionally, the selective thinning and removal of *Casuarina glauca* along the lower wetland margin will increase light availability, allowing for the establishment of sedges and rushes. This intervention will strengthen the riparian green link with the adjacent Bardon West Wetland to the west, further supporting ecological connectivity.

images above: established wetland examples above - Living Stream, Wharf St (City of Canning, Syrinx)
Nurdi Park (City of Canning, Syrinx)





Vegetated Swale

A vegetated overflow swale is proposed to replace the existing stormwater pipe that currently conveys spring discharge emerging from the base of the slope adjacent to 'The Look' development. The existing concrete pipe and headwall are often submerged due to elevated river levels, which limits the effectiveness of the drainage system and results in persistent surface ponding along the lower slope and the principal shared path south of 'The Look'.

The proposed vegetated swale will serve as a natural, open drainage channel to improve water conveyance, reduce localised flooding, and enhance accessibility along the shared pathway.

The swale will be revegetated with locally appropriate native species to support ecological function and contribute to the development of a habitat corridor for native flora and fauna. The swale will enhance site amenity and resilience while aligning with broader objectives for parkland biodiversity and water-sensitive urban design.

images above: vegetated swale examples - Point Fraser Foreshore (Syrinx)

Scientific Name	Common Name	Average Height (m)	Foreshore 0.2 - 1.5 m AHD	Wetland 1.5 - 5 m AHD	Spring	Slope 5 - 10 m AHD
TREES						
Banksia littoralis	Swamp Banksia	8		■		
Banksia menziesii	Firewood Banksia	8				■
Casuarina obesa	Swamp Sheoak	12	■			
Corymbia calophylla	Marri	25				■
Eucalyptus rudis	Flooded Gum	25	■	■		■
Melaleuca preissiana	Moonah	10		■		
Melaleuca rhaphiophylla	Swamp Paperbark	10		■	■	
SHRUBS						
Acacia lasiocarpa	Dune Moses	1				■
Acacia pulchella	Prickly Moses	1.5		■		■
Astartea scoparia	Common Astartea	1.5		■		■
Banksia nivea	Honeypot Dryandra	0.5				■
Bossiaea eriocarpa	Common Brown Pea	0.5		■		■
Calytrix flavescens	Summer Starflower	1		■		■
Calytrix fraseri	Pink Summer Calyrix	1				■
Daviesia divaricata	Marno	1.5				■
Eremaea pauciflora		1				■
Frankenia pauciflora	Seaheath	0.5	■			
Gastrolobium capitatum	Bacon and Eggs	0.5				■
Gompholobium tomentosum	Yellow Pea	0.5				■
Hakea lissocarpha	Honey Bush	1.5		■		■
Hardenbergia comptoniana	Native Wisteria	2				■
Hemiandra pungens	Snakebush	0.25				■
Hibbertia racemosa	Stalked Guinea Flower	0.4		■		■
Hypocalymma angustifolium	White Myrtle	1.5		■		
Hypocalymma robustum	Swan River Myrtle	1				■
Kunzea glabrescens	Spearwood	3				■
Lechenaultia floribunda	Free-flowering Leschenault	0.5				■
Macrozamia riedlei	Zamia	2				■
Melaleuca lateritia	Robin Redbreast Bush	2		■	■	
Melaleuca seriata		1				■
Melaleuca teretifolia	Banbar	3		■		
Melaleuca viminea	Mohan	3	■	■		
Myoporum caprarioides	Slender Myoporum	0.5	■			
Scholtzia involucrata	Spiked Scholtzia	0.5				■
Taxandria linearifolia	Swamp Peppermint	3	■	■		
Verticordia plumosa	Plumed Featherflower	1				■
Xanthorrhoea preissii	Grass Tree	3				■

Flora Species Selection For Revegetation

The selection of plant species for the Project Area includes foreshore, wetland (incl. springs and swales) and what is broadly referred to as dryland or upland vegetation.

Along the riparian edge, planting will primarily consist of *Juncus kraussii* rushes, with occasional inclusion of herbs such as *Samolus repens* and shrubs like *Suaeda australis*. Transitional zones at the upper margin of *Juncus* plantings will feature sedges such as *Machaerina juncea*. Tall shrubs will be included to enhance species diversity, but only in very limited numbers to maintain clear sightlines and ensure public safety.

Tree planting will be restricted to locations where mature trees will not contribute to erosion (i.e. set back from the current bank edge) or obstruct key views. In upland areas, planting will take into account visibility toward the river and along pathways and residences, and in line with community safety objectives.

Some existing trees around the lower pond will need to be removed or thinned to support understorey development and facilitate the reintroduction of locally native sedges, such as *Schoenoplectus tabernaemontani, Juncus kraussii* and *Gahnia trifida*.

Wetland zones will be planted with low-growing sedges and rushes, while leaving open water areas to enable waterbird access and maintain views across to the Swan River.

To increase biodiversity, habitat, and visual appeal in higher elevation areas, small patches of taller sedges (e.g. *Machaerina articulata*) and wetland shrubs will be planted. The full list of proposed species is available in the adjacent table.

Although some tall shrub species are included, their use should be minimised and concentrated in less trafficked areas, such as along the western woodland fence, to preserve sightlines and promote public safety.

Ecological Design Components

Scientific Name	Common Name	Average Height (m)	Foreshore 0.2 - 1.5 m AHD	Wetland 1.5 - 5 m AHD	Spring	Slope 5 - 10 m AHD
SEDGES AND RUSHES						
Carex appressa	Tall Sedge	1		■	■	
Cyperus gymnocaulos	Spiny Flat-sedge	0.8	■			
Eleocharis acuta	Common Spikerush	0.5		■		
Ficinia nodosa	Knotted Club Rush	0.8	■			■
Isolepis cernua	Nodding Club-rush	0.25		■	■	
Juncus kraussii	Sea Rush	1	■			
Juncus pallidus	Pale Rush	1		■		
Lepidosperma longitudinale	Pithy sword-sedge	1		■	■	
Lepidosperma tetraquetrum	Angle Sword Sedge	1.5			■	
Machaerina articulata	Jointed Rush	2			■	
Machaerina juncea	Bare Twigrush	0.8	■	■	■	
Schoenoplectus tabernaemontani	Lake Club-rush	2		■		
HERBS AND GRASSES						
Anigozanthos manglesii	Mangles Kangaroo Paw	0.5				■
Brachyscome iberidifolia	Swan River Daisy	0.5				■
Centella asiatica	Centella	0.3		■	■	
Conostylis aculeata	Prickly Conostylis	0.5		■		■
Dampiera linearis	Common Dampiera	0.5				■
Dianella revoluta var. divaricata	Flax lily	1				■
Kennedia prostrata	Scarlett Runner	-				■
Patersonia occidentalis	Purple Flag	0.5		■		■
Salicornia quinqueflora	Beaded Samphire	0.5	■			
Samolus repens	Creeping Brookweed	0.3	■			
Sporobolus virginicus	Marine Couch	0.1	■			
Suaeda australis	Seablite	0.5	■			

Tree Selections



Banksia littoralis
Pungura (Swamp Banksia)
8m



Banksia menziesii
Bulgla (Firewood Banksia)
8m



Casuarina obesa
Kweela (Swamp Sheoak)
12m



Corymbia calophylla
Marri
25m



Eucalyptus rudis
Moitch (Flooded Gum)
25m



Melaleuca preissiana
Modong
10m



Melaleuca rhaphiophylla
Bibool (Swamp Paperbark)
10m

Ecological Design Components



Acacia lasiocarpa
Panjang (Dune Moses)
1m



Acacia pulchella
Mindaleny (Prickly Moses)
1.5m



Astartea scoparia
(Common Astartea)
1.5m



Banksia nivea
(Honeypot Dryandra)
0.5m



Bossiaea eriocarpa
(Common Brown Pea)
0.5m

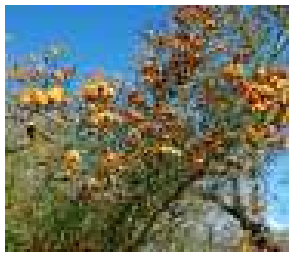
Shrub Selections (<2m)



Calytrix flavescens
(Summer Starflower)
1m



Calytrix fraseri
(Pink Summer Calytrix)
1m



Daviesia divaricata
Marno
1.5m



Eremaea pauciflora
1m



Frankenia pauciflora
(Sea Heath)
0.4m



Gastrolobium capitatum
(Bacon and Eggs)
0.5m



Gompholobium tomentosum
(Hairy Yellow Pea)
0.5m



Hakea lissocarpha
(Honey Bush)
1.5m



Hardenbergia comptoniana
Koorla (Native Wisteria)
3m



Hemiandra pungens
(Snakebush)
0.25m

Ecological Design Components



Hibbertia racemosa
(Stalked Guinea Flower)
0.3m



Hypocalymma angustifolium
Koodgeed (White Myrtle)
1.5m



Hypocalymma robustum
(Swan River Myrtle)
1m



Kunzea glabrescens
Kitja boorn (Spearwood)
3m



Lechenaultia floribunda
(Free-flowering Leschenaultia)
0.5m



Macrozamia riedlei
Djiriji (Zamia)
2m



Melaleuca lateritia
(Robin Redbreast Bush)
2m



Melaleuca seriata

1m



Melaleuca teretifolia
Banbar
3m



Melaleuca viminea
Mohan
3m



Myoporum caprarioides
(Slender Myoporum)
0.5m



Scholtzia involucrata
(Spiked Scholtzia)
0.5m



Taxandria linearifolia
(Swamp Peppermint)
3m



Verticordia plumosa
(Plumed Featherflower)
1m



Xanthorrhoea preissii
Balga (Grass Tree)
2m

Ecological Design Components

Sedge + Rushes Selections



Carex appressa
(Tall Sedge)
1m



Cyperus gymnocaulos
(Spiny Flat-sedge)
0.8m



Eleocharis acuta
(Common Spike Rush)
0.5m



Ficinia nodosa
Yangjet (Knotted Club-rush)
0.8 - 1m



Isolepis cernua
(Nodding Club-rush)
0.25m



Juncus kraussii
(Sea Rush)
1m



Juncus pallidis
(Pale Rush)
1m



Lepidosperma longitudinale
(Pithy Sword-sedge)
1m



Lepidosperma tetraquetrum
(Angle Sword-sedge)
1.5m



Machaerina articuta
(Jointed Rush)
2m



Machaerina juncea
(Bare Twigrush)
0.8 - 1m



Schoenoplectus tabernaemontani
(Lake Club-rush)
2m

Ecological Design Components

Herbs + Grasses Selections



Anigozanthos manglesii
(Mangles Kangaroo Paw)
0.5m



Brachyscombe iberidifolia
(Swan River Daisy)
0.5m



Centella asiatica
(Centella)
0.2m



Conostylis aculeata
(Prickly Conostylis)
0.4m



Dampiera linearis
(Common Dampiera)
0.5m



Dianella revoluta var. divaricata
Mangar (Flax Lily)
0.5-1m



Kennedia prostrata
Wollong (Scarlet Runner)
0.1m



Patersonia occidentalis
Komma (Purple Flag)
0.4m



Salicornia quinqueflora
(Beaded Samphire)
0.3m



Samolus repens
(Creeping Brookweed)
0.4m



Sporobolus virginicus
(Marine Couch)
0.1- 0 0.2m



Suaeda australis
(Seablite)
0.5m

Additional References

ADDITIONAL REFERENCES - Hardscape



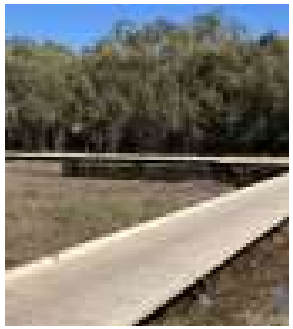
Pathways & Integrated Landscape

Integrating planting in the circulation experience and utlising protected access for planting success.



Elevated Walkway

Consideration of allowing planting under and using a contrasting material for traffic calming.



Boardwalks

Assisting circulation through a protected landscape and allowing for seasonal flooding.



Pathway Networks

Generous widths for pathway networks.



Feature Lighting

Opportunity to provide discrete feature lighting moments taking into consideration local fauna.



Lighting

Combination of low pole top lighting and bollard lighting to pathways for increased lighting levels to pathways. * Project



Information

Information elements in landscape providing wayfinding and information on place.

Project: City of Sydney Parks



Cultural Stories

Elements in landscape connecting plantings, histories and cultures. * Project



Lookouts & Cultural Stories

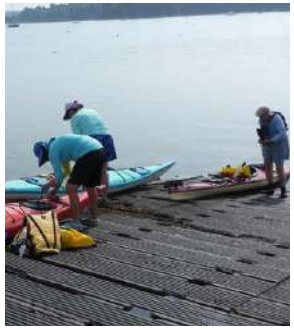
Landscape elements for inclusion of histories and cultures.



Seating and Shade

Gathering spaces with fixed seating to include shade elements for amenity.

Project: Shelley Beach Park Playground-Phase 3 & City of Canning



Water Access

Formalised light water craft entry to river to reduce erosion and destabilisation

Project: Mere Point Launch, USA
(image by Ron Chase)



Waste Equipment

Provide opportunity for the recycling of waste.

*Project reference: Subiaco Oval Park - UDLA (Landscape Architects)

Additional References

ADDITIONAL REFERENCES - Plantings



Tree Selections

Banksia littoralis
(Swamp Banksia)
6-8m (slow growing)



Calothamnus sp.
(Low form variety)
1m



< 1m Shrub Selections

Darwinia citriodora
(Lemon-scented Darwinia)
1m



Myoporum parvifolium
Boobialla (Creeping Myoporum)
0.3m



Hemiandra pungens
(Snakebush)
0.5m



Grevillea sp.
(Prostrate varieties)
0.5m



Banksia petiolaris

0.5m



Hibbertia racemosa
(Stalked Guinea Flower)
0.3m

Low Planting Selections

10.3.3 Expression of Interest to Lease Office 7 at The RISE, Maylands

Responsible Branch:	Transport and Buildings
Responsible Directorate:	Infrastructure and Assets
Authority/Discretion:	Executive/Strategic
Voting Requirement:	Simple Majority Required.
Attachments:	1. Lease Assessment Criteria [**10.3.3.1** - 4 pages]
Officer Declaration:	*The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.*

This item does not contain any information that is considered confidential in accordance with Section 5.23 of the Local Government Act 1995.

SUMMARY

Council consideration is sought on the expression of interest (EOI) submissions received from community organisations to lease Office Suite 7, The RISE, 28 Eighth Avenue, Maylands.

In accordance with the *Community Facility Lease and Licence/User Agreement Policy*, EOI submissions are to be assessed by a panel against the City's Community Lease KPI's Assessment Criteria and presented to Council.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

That Council authorises the Chief Executive Officer to lease Office Suite 7, The RISE, 28 Eighth Avenue, Maylands to Orana House Incorporated, subject to:

1. **The lease being in accordance with the *Community Facility Lease and Licence/User Agreement Policy*, as per Category 1b – Not-for-profit Community Groups and Organisation; and**
2. **A tenancy term of five years.**

Cr Michelle Sutherland Moved, Cr Calla Loiacono Seconded

CARRIED UNANIMOUSLY BY EXCEPTION (EN-BLOC): 8/0

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, Cr Steven Ostaszewskyj, Cr Anthony Pittaway, Cr Michelle Sutherland, Cr Nat Latter, Cr Elli Petersen-Pik - Deputy Mayor and Cr Cale Black.***

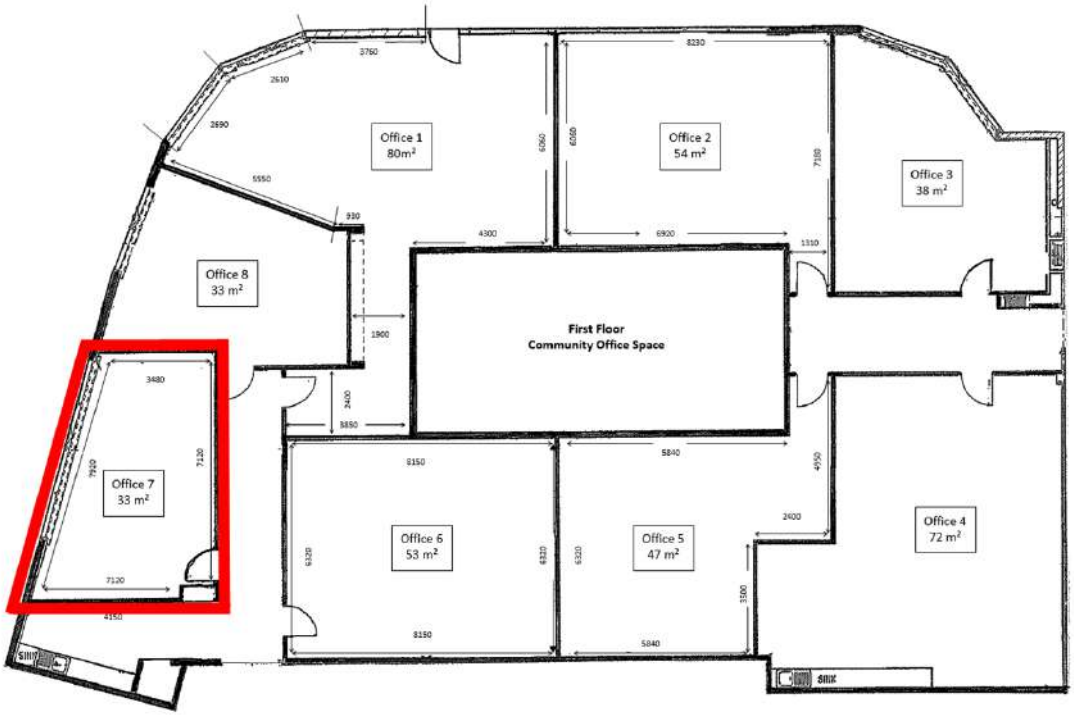
Against: ***Nil.***

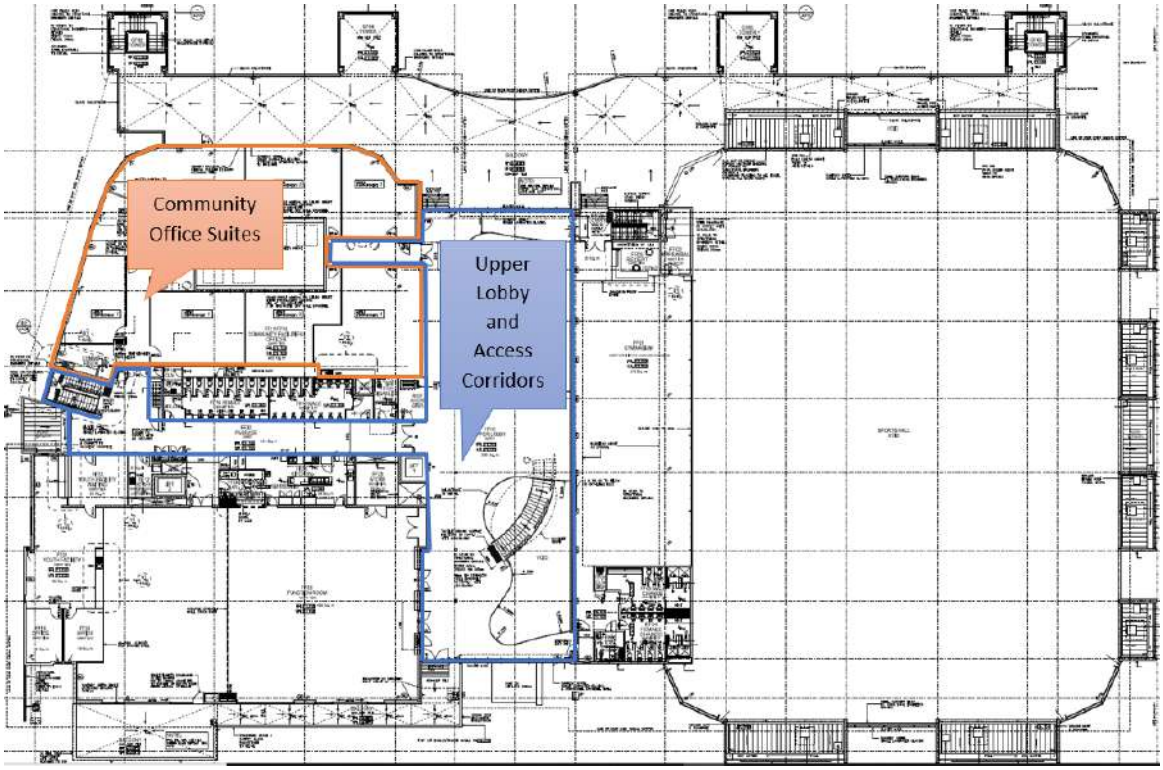
BACKGROUND

The RISE, located at 28 Eighth Avenue, Maylands, hosts eight first floor office suites for occupation/use by not-for-profit organisations.

The 33m^2 office suite comprises carpeted flooring, data points for internet connection and two onsite secure car parking bays located within the under-croft garage. The RISE has shared kitchen and toilet facilities for all community offices.

The maps below highlight the office suite available for lease in relation to overall facility.





EXTERNAL CONSULTATION

Property Valuation

A market valuation was obtained to determine the rent payable by any applicants who are classified as a Category 4 under the *Community Facility Lease and Licence/User Agreement Policy* (the Policy). Under the Policy, Category 4 tenants are liable for rent equal to 40% of the market valuation.

McGees Property was engaged to prepare a market valuation, and they provided a rental rate of $300.00/m^2 gross per annum, exclusive of GST. Given the area of 33m^2, the annual rent payable as a Category 4 tenancy equates to $3,960.00 excluding GST, indexed annually to CPI.

This information was provided as part of the EOI for any organisation who would classify as this category of lease.

Expression of Interest

The City sought expressions of interest to lease to community groups during the period of 15 June 2026 to 2 July 2026 via TenderLink. Notifications were placed on City noticeboards and published in *The West Australian* newspaper on Saturday 13 June and the *Perth Now* newspaper on Thursday 18 June 2026.

Organisations on the City's *Community Leasing Waiting List* were emailed, advising of the vacancy.

Two group inspections of the premise were completed during the advertised period, with five community groups attending the inspections.

Lotterywest Building Grant Agreement

Pursuant to the Building Grant Agreement in place until September 2030 between the City and Lotterywest for financial contribution to the construction of The RISE, the City is only able to lease the areas of the first floor to not-for-profit and charitable/benevolent organisations. Commercial or profit-generating activity may not be considered. Based on this, the City only accepted submissions from organisations that could demonstrate a not-for-profit, charitable or benevolent status.

OFFICER'S COMMENTS

Submissions

All submissions were to be submitted via the City's online portal on Tenderlink and were required to include the following information to be considered for assessment against the City's Community Lease KPI's Assessment Criteria **(Attachment 1)**:

- Prospective Lessee Application Form
- A summary of the business concept, business plan and financial overview
- Relevant information to meet the Community Lease KPI's Assessment Criteria
- Attendance at one of the mandatory premise inspections

At the closure of the EOI period, the City received three submissions, with a summary of each submission provided below:

55 Central Incorporated

For over 50 years, 55 Central has worked alongside people experiencing homelessness, mental health challenges and other forms of social disadvantage. Partnering with the Government, health services and community organisations, 55 Central delivers practical support that responds to peoples changing needs. Office Suite 7 at The RISE will provide a permanent operational base for their 'Wellness Central' program, which is a mental health commission-funded community wellbeing program to support people living with mental health challenges and co-occurring alcohol and other drug issues to build confidence, develop practical skills and strengthen their connection with the community. The office will also be utilised to support other 55 Central program coordinators and staff delivering services throughout the City of Bayswater and the broader metropolitan area. The office is intended as a shared professional workspace, providing facilities for program

planning, project coordinator, staff supervision, volunteer management and day-to-day collaboration across the organisation.

Neighbourhood Watch Asian Community Services Incorporated

Neighbourhood Watch Asian Community Service Inc. provides community support services aimed at building safer, more connected, and inclusive communities, with a particular focus on culturally and linguistically diverse residents. The organisation delivers community safety education, social connection programs, language assistance, information and referral services, and practical support to people who may face barriers accessing services or participating fully in community life. It also assists older people, people with disability, families impacted by domestic violence, and residents experiencing social, housing, or administrative challenges.

Office Suite 7 at The RISE would serve as a permanent administrative base and community engagement hub for the organisation. It would be used to coordinate volunteers and community programs, meet with community members and partner organisations, provide information and referral services, conduct private support meetings, maintain organisational records, and deliver community safety and inclusion initiatives. The office would improve operational efficiency while providing a professional, accessible location for residents to seek assistance and connect with support services.

Orana House Incorporated

Operating since 1989, Orana House has evolved from a single refuge into a comprehensive service providing refuge, transitional accommodation, and holistic support to women and children experiencing family and domestic violence.

Orana House is based in the City of Bayswater, currently leasing from the City, 9 Garson Court, Noranda, and Office 1 at The RISE.

Since expanding in 2024, Orana House seeks to establish a permanent base for its ‘Housing Families Program’, currently operating between a transportable building at 9 Garson Court, and Office 1, with this arrangement no longer sustainable for growth. This office will be additional requirements as part of their growing needs.

The program was established in 2021 in response to Perth’s rental crisis, supporting women and children escaping domestic violence who face significant barriers to secure housing by collaboratively partnering with agencies to support families in securing rental housing. This includes building stronger relationships with local landlords and real estate agents. Office Suite 7 at The RISE will provide a safe and welcoming space for women to attend appointments, including safety assessments, case management meetings and housing applications.

Assessment

Submissions were evaluated independently against the lease assessment criteria **(Attachment 1)** by the Coordinator Community Buildings, Acting Leasing Officer and the Project Management Officer. Individual scores from each officer were averaged to provide a score per category (i.e. out of 10). The total score for each submission (out of 70) was then converted to a percentage score (i.e. out of 100). The percentage score was then used to assess the overall performance rating.

The table below outlines the scores of the assessment:

Assessment Criteria	**55 Central Inc.**	**Neighbourhood Watch Asian Community Services Inc.**	**Orana House Inc.**
	Individual scores out of 10		
1. Financial Sustainability	8.89	3.22	8.78
2. Environmental Sustainability	6	0	6.67
3. Strategic Alignment	4	1.67	6.67
4. Community Benefit	9.67	8.67	10
5. Governance & Development	8.67	5.67	8.33
6. Efficiency of Use	9	9	9
7. Appropriate Use	9.33	9.33	9.33
Total Score (out of 70)	55.56	37.56	58.78
Total Score	**79%**	**54%**	**84%**

Under the assessment criteria, an overall performance rating between 81-100% is considered '*Excellent. Highly recommend to lease to this Lessee'*. An overall performance rating between 66-80% is considered '*Good. Recommend to lease to this Lessee'*.

Tenant Category

Under the City's *Community Facility Lease and Licence/User Agreement Policy*, all three submissions would fall under Category 1b – Not-for-profit Community Groups and Organisations, with the tenant responsible for the following lease fees and charges:

- Annual Rent: $1,800.00 plus GST and indexed annually to CPI
- Annual Service & Maintenance Fee: $300.00 plus GST
- Electricity usage

Notwithstanding the above; the following terms are specific to The RISE:

- Emergency Services Levy (ESL) is not individually charged at this site.
- Waste, gas and waste usage is not individually charged, as these are communal services at The RISE.
- All office suites are sub-metered for electricity. Tenant to pay for the electricity usage applicable to their use of the premises.

LEGISLATIVE COMPLIANCE

Any new lease will be executed in accordance with the City's *Community Facility Lease and License/User Agreement Policy.*

Section 3.58 of the *Local Government Act 1995* applies to the disposal of land by lease agreement.

RISK MANAGEMENT CONSIDERATION

The table below shows the level of risk for each impact category, if the officer's recommendation is not adopted by the Council.

Impact Category	Appetite	Risk Rating
Workplace, Health and Safety	Low	Low
Financial	Medium	Low
Reputation and Stakeholders	Medium	Low

Service Delivery	Medium	Low
Environment	Low	Low
Governance and Compliance	Low	Low
Strategic Risk	SR04 - Inability to work collaboratively to engage and partner with the stakeholders to promote and advocate opportunities to live and invest.	

FINANCIAL IMPLICATIONS

The following financial implications are applicable:

Item 1: Lease preparation and management.
Asset Category: Other **Source of Funds:** Municipal
LTFP Impacts: Not itemised in the LTFP
Notes: The costs include the preparation of lease documents by City officers.

Item 2: Market Rental Valuation
Asset Category: Other **Source of Funds:** Municipal
LTFP Impacts: Not itemised in the LTFP
Notes: Market Rental Valuation

Item 3: Lease of Office 7
Asset Category: Other **Source of Funds:** Municipal
LTFP Impacts: Not itemised in the LTFP
Notes: Rental income over a five-year period. Note: This figure does not include CPI adjustments over the period.

ITEM NO.	CAPITAL / UPFRONT COSTS ($)	ONGOING COSTS ($) ANNUAL		INCOME ($)	ASSET LIFE (YEARS)	WHOLE OF LIFE COSTS ($)	CURRENT BUDGET ($)
		MATERIALS & CONTRACT	EMPLOYEE				
1	-	-	$900	-	-	-	$67,055
2	$2,000	-	-	-	-	-	$4,000
3	-	-	-	$9,000	-	-	-

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Council Plan 2025 – 2035, the following applies:

Key Result Area:	Social
Outcome 1.1	A Connected and Inclusive Community
Objective 1.1.2	Facilitate connections and access to services for all community.

Key Result Area:	Economic
Outcome 4.3	Sustainable Thriving Businesses and Employment
Objective 4.3.1	Actively build relationships to support local businesses and increase local job opportunities.

CONCLUSION

It is the officer's recommendation that Council authorises the Chief Executive Officer to lease Office Suite 7, The RISE, Maylands to Orana House Incorporated, subject to the conditions outlined in this report.

Attachment 3

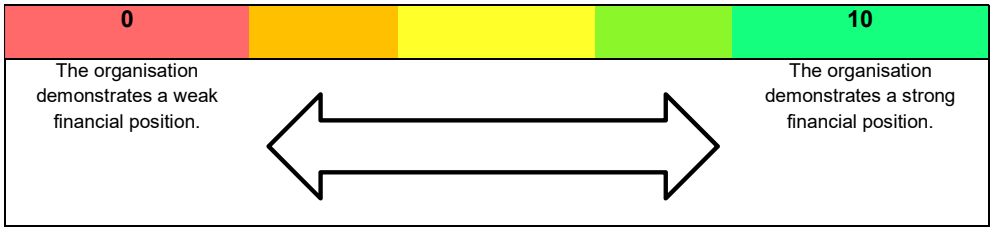
LEASE ASSESSMENT CRITERIA

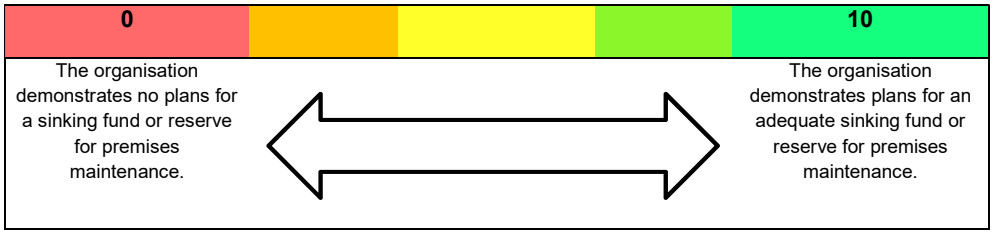
This criteria is used when assessing expressions of interest (EOI) for new leases. Each EOI is assessed against each criteria with a score between 0 and 10.

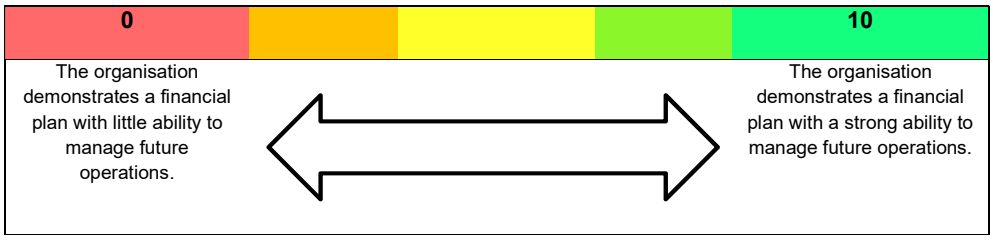
Criterion 1: Financial Sustainability

Evidence of financial sustainability including:

- A strong financial position – adequate finances to cover operating costs;
- Plans for a sinking fund or reserve for premises maintenance; and
- A sound financial plan to manage future operations.





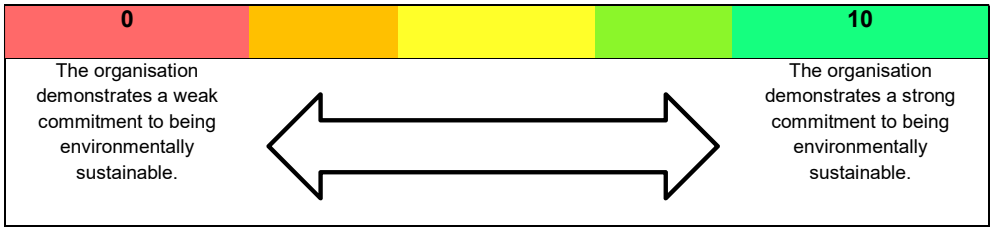


Criterion 2: Environmental Sustainability

Evidence of an environmental sustainability plan demonstrating a commitment to:

- Using power, water and gas efficiently;
- Recycling;
- Sustainable travel behaviour, including walking, cycling and catching public transport;

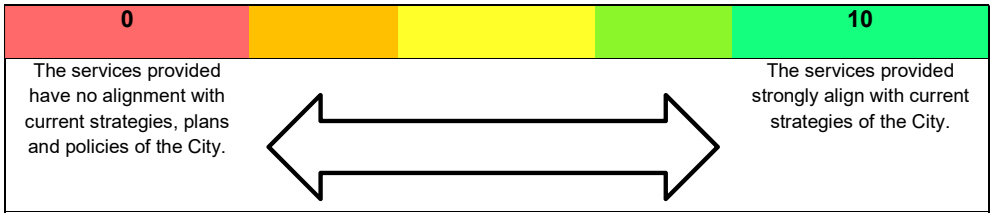
- Avoiding the use of single use plastic;
- Using environmentally sensitive products for cleaning and other operations; and
- Promoting and educating members, customers, volunteers and staff about environmentally sustainable practices.



Criterion 3: Strategic Alignment

Evidence that the services provided align with the current strategies of the City, such as the:

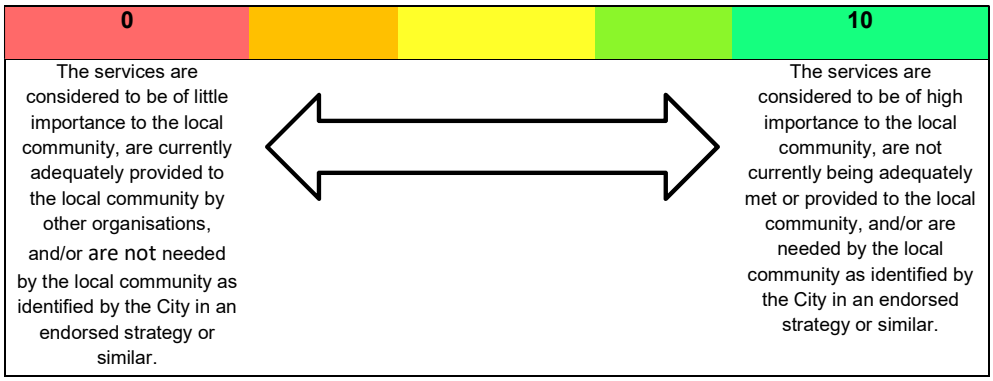
- Strategic Community Plan;
- Corporate Business Plan;
- Long Term Financial Plan;
- Asset Management Strategic Plan;
- Local Homelessness Strategy;
- Reconciliation Action Plan;
- Town Centre Activation Plans;
- Youth Action Plan;
- Access and Inclusion Plan;
- Local Planning Strategy; and/or
- Community Recreation Plan.



Criterion 4: Community Benefit

Evidence that community benefit will be realised by providing a service:

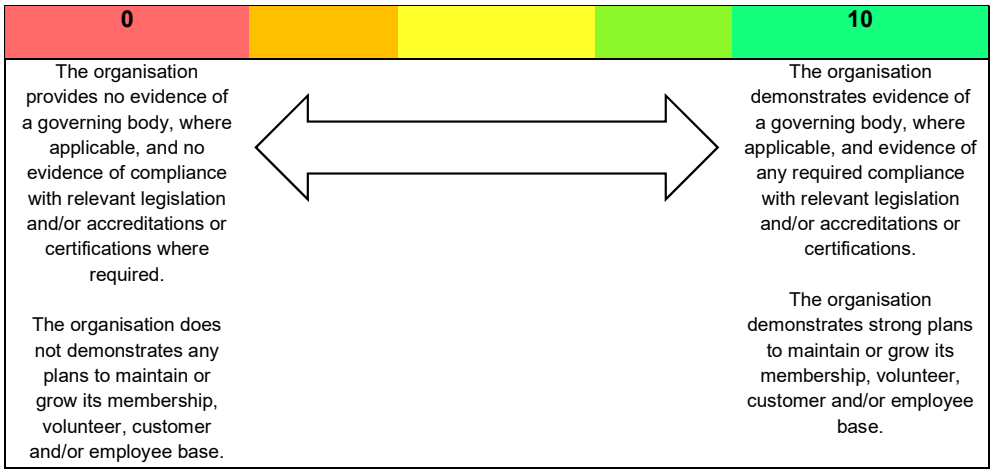
- That is of high importance to the local community; and
- That is not currently being adequately met or provided to the local community.
- That is needed by the local community as identified by the City in an endorsed strategy or similar.



Criterion 5: Governance and Development

Evidence of sound governance and plans for organisational growth and development including:

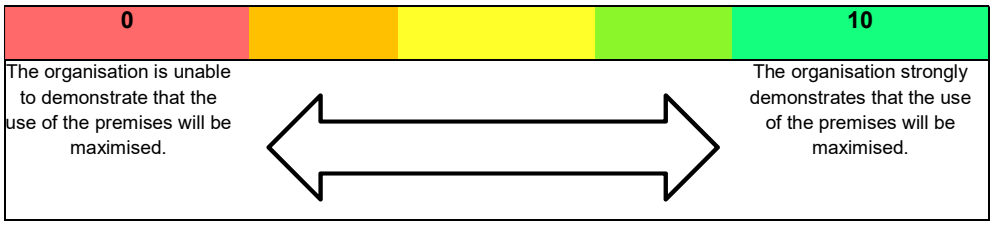
- Evidence of a governing body, where applicable;
- Evidence of compliance with relevant legislation and/or accreditations or certifications required for the nature of the organisation; and
- Plans to maintain or grow membership, volunteer, customer and/or employee base.



Criterion 6: Efficiency of Use

Evidence that the lessee intends to maximise the use of the premises by:

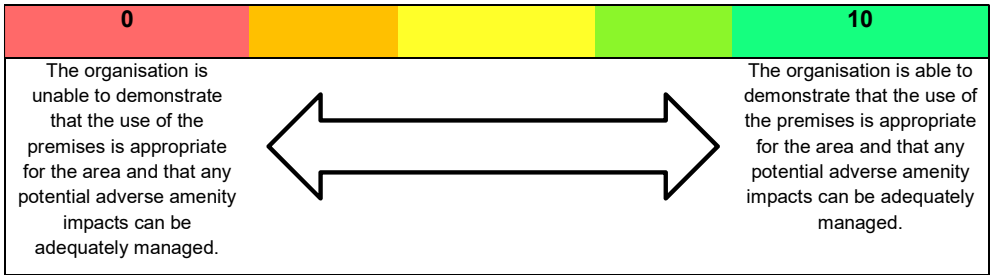
- Using the premises to its maximum potential themselves; and/or
- Advertising and making the premises available to other organisations when not in use.



Criterion 7: Appropriate Use

Evidence that:

- The use of the premises is appropriate for the area; and
- Any potential adverse amenity impacts can be adequately managed, such as carparking, noise, and anti-social behaviour.



10.3.4 Tender 24-2025 Supply and Delivery of Fertiliser, Chemical, Wetting Agent and Seed

Responsible Branch:	Parks and Environment
Responsible Directorate:	Infrastructure and Assets
Authority/Discretion:	Executive/Strategic
Voting Requirement:	Simple Majority Required.
Attachments:	1. CONFIDENTIAL - Tender 24 2025 Pricing Schedules [**10.3.4.1** - 12 pages]
Refer:	Item: 10.3.7. OCM: 22.08.2023
Officer Declaration:	*The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.*

This item contains one or more confidential attachments that may be dealt with behind closed doors, in accordance with Section 5.23(4) of the *Local Government Act 1995,*

sub-section:

(c) information contained in a tender received by the local government for a contract to the extent that the information -

(i) is a tendered price; or

(ii) a tendered methodology for calculating a price;

SUMMARY

For Council to consider and award a contract for Tender 24-2025 for Supply and Delivery of Fertiliser, Chemical, Wetting Agent and Grass Seed in accordance with the *Local Government (Functions and General) Regulations 1996*.

The value of the contract exceeds the Chief Executive Officer's delegated authority limit of $750,000 for awarding a contract. The matter is therefore referred to Council for determination.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

That Council:

1. Awards Tender 24-2025 for the Supply and Delivery of Fertiliser, Chemical, Wetting Agent and Grass Seed, in accordance with the tenderers' offers dated 30 April 2026 and the submitted Price Schedule Rates (excluding GST), for an initial contract period of three years, with two one-year extension options, as follows:

(a) Fertiliser: Greenshed Pty Pty Ltd t/a Living Turf as the Primary Supplier and AKC Pty Ltd t/a Baileys Fertiliser as the Secondary Supplier.

(b) Chemical: Greenway Solutions Pty Ltd t/a Greenway Turf Solutions as the Primary Supplier and Australian Agribusiness (Holdings) Pty Ltd t/a Nuturf as the Secondary Supplier.

(c) Wetting Agent: Greenshed Pty Ltd t/a Living Turf as the Primary Supplier and AKC Pty Ltd t/a Baileys Fertiliser as the Secondary Supplier.

(d) Grass Seed: Australian Agribusiness (Holdings) Pty Ltd t/a Nuturf as the Primary Supplier and Greenway Solutions Pty Ltd t/a Greenway Turf Solutions as the Secondary Supplier.

2. Confirms that Attachment 1 to this report is considered confidential in accordance with section 5.23(4)(c) of the *Local Government Act 1995*.

Cr Michelle Sutherland Moved, Cr Calla Loiacono Seconded

CARRIED UNANIMOUSLY BY EXCEPTION (EN-BLOC): 8/0

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, Cr Steven Ostaszewskyj, Cr Anthony Pittaway, Cr Michelle Sutherland, Cr Nat Latter, Cr Elli Petersen-Pik - Deputy Mayor and Cr Cale Black.***

Against: ***Nil.***

BACKGROUND

The City issued a Request for Tender (RFT) on 8 April 2026 for the Supply and Delivery of Fertiliser, Chemical, Wetting Agent and Grass Seed. The duration of the contract is to be three years, with two one-year extension options.

The contract is split over four categories, with the provision of a Primary and Secondary Provider per category, in lieu of operating as a Panel. The categories are:

A: Fertiliser **B:** Chemical **C:** Wetting Agent **D:** Grass Seeds

The Request for Tender (RFT) was released via the City's eTendering platform TenderLink. The submission deadline was 30 April 2026, equating to a period of 22 days.

After a market analysis, the tender was released publicly using the categories 'Agricultural Chemicals', 'Fertiliser Supplies' and 'Supply of Soils and Products'.

A Request for Tender was advertised in The West Australian, Perth Voice and Perth Now Central newspapers, on the City's website, and on noticeboards at the City's three libraries and Civic Centre for a period of 22 days, closing on 30 April 2026.

Four submissions were received and are detailed below.

1. Greenway Turf Solutions
2. Living Turf
3. Nuturf
4. Baileys Fertiliser

No applications were received after the closing deadline.

EXTERNAL CONSULTATION

No external consultation was required.

OFFICER'S COMMENTS

The following City officers formed the tender evaluation panel, with oversight from the City's Procurement Team:

- Coordinator Turf Services
- Coordinator Fleet Services
- Superintendent Golf Services.

The above assessment panel members have declared that they do not have any conflict of interest with the submissions provided. All tenderers have indicated that they do not have any conflicts of interest in the performance of their obligations under the contract.

All submissions have been evaluated in accordance with the qualitative and quantitative criteria detailed below.

Qualitative Criteria

The qualitative criteria for this tender are as follows:

Description of Qualitative Criteria	Weighting
Capability, Experience, Position in Industry and Ability to Supply Products	20%
Resources, WHS and Key Staff	30%
Sustainability	5%

The table below is a summary of the consensus scoring for Qualitative criteria.

Selection Criteria	Capability and Experience	Resources and WHS	Sustainability	Total Weighted Score	Ranking
Contractor's Name	20%	30%	5%	55%	
Nuturf	14.00	21.00	3.50	38.50	2
Baileys Fertilisers	14.00	18.00	3.50	35.50	4
Greenway Solutions	14.00	21.00	4.00	39.00	1
Living Turf	14.00	21.00	3.00	38.00	3

Quantitative Criteria

This criterion required applicants to submit prices for the goods and services as outlined in the request for tender documentation. The price schedule was structured as a schedule of rates. **(Confidential Attachment 1)**.

Quantitative Criteria	Weighting
Price - Total value proposition to the City	45 %

The table below summarises the scoring criteria for the quantitative assessment. Due to significant variations in suppliers' ability to provide the full range of requested products, it was determined that applying a standard pricing scenario across all suppliers would not be fair or equitable. This approach ensured the overall scores reflected each supplier's capacity to supply the required products.

As a result, in conjunction with the Turf Services and Procurement Teams, the most advantageous pricing was awarded the full 45%, and the second highest ranked was awarded 22.50%, representing half of the total scoring.

It is important to note that the first and second highest ranked were based on value for money, accessibility to products, ability to supply and deliver products, requirements of chemical type met, rather than the cheapest option.

Category	Nuturf	Baileys	Greenway	Living Turf
A		22.50		45.00
B	22.50		45.00	
C		22.50		45.00
D	45.00		22.50	

The table below shows the final scores of both Qualitative and Quantitative combined.

Category	Nuturf	Baileys	Greenway	Living Turf
A		58.00		83.00
B	61.00		84.00	
C		58.00		83.00
D	83.50		61.50	

The table below shows the overall recommended result, detailing the Primary and Secondary provider for each category.

Category	Primary	Secondary
A	Living Turf	Baileys Fertilisers
B	Greenway Solutions	Nuturf
C	Living Turf	Baileys Fertilisers
D	Nuturf	Greenway Solutions

Considering the information provided above, the panel has determined the winning respondents to be as detailed above.

This decision was determined using a combination of the above pricing and qualitative criteria and ensuring access to a supply of the essential products utilized across the city on a regular basis.

The City has worked with all four companies via previous tenders and is confident they will continue to meet delivery timeframes, within allocated budgets, moving forward.

Officers recommend awarding Tender 24-2025 contract to Greenway Turf Solutions, Living Turf, Nuturf and Baileys Fertiliser.

LEGISLATIVE COMPLIANCE

The tender process has met the requirements of s3.57 the *Local Government Act 1995* and r.14 – 16 of the *Local Government (Functions and General) Regulations 1996*.

All tenderers have indicated that they do not have any conflicts of interest in the performance of their obligations under the contract.

City officers involved in the assessment of the tender submissions and preparation of the associated report have indicated that they do not have any conflicts of interests with any of the tenderers.

RISK MANAGEMENT CONSIDERATION

The table below shows the level of risk for each impact category, if the officer's recommendation is not adopted by the Council.

Impact Category	Appetite	Risk Rating
Workplace, Health and Safety	Low	Low
Financial	Medium	High
Reputation and Stakeholders	Medium	Medium
Service Delivery	Medium	Medium
Environment	Low	Low
Governance and Compliance	Low	Low
Strategic Risk	SR02 – Failure to strategically plan, deliver and maintain infrastructure and assets.	

The evaluation panel notes that global supply chains for fertiliser and chemical products remain subject to market volatility, including fluctuations in energy and transport costs arising from international geopolitical events. The appointment of both Primary and Secondary suppliers for each category provides the City with greater supply resilience and flexibility should pricing, availability or delivery lead times be affected during the contract term.

FINANCIAL IMPLICATIONS

Item 1:

Asset Category: New **Source of Funds:** Municipal

LTFP Impacts:

ITEM NO.	CAPITAL / UPFRONT COSTS ($)	ONGOING COSTS ($) ANNUAL		INCOME ($)	ASSET LIFE (YEARS)	WHOLE OF LIFE COSTS ($)	CURRENT BUDGET ($)
		MATERIALS & CONTRACT	EMPLOYEE				
1	Nil	$392,000	Nil	Nil			$392,000

STRATEGIC IMPLICATIONS

The outcome of this tender will establish a new community asset, providing quality services and infrastructure into the future.

In accordance with the City of Bayswater Council Strategic Plan 2025-2035, the following applies:

Key Result Area:	Social
Outcome 1.3:	An Active and Healthy Community
Objective 1.3.2:	Provide welcoming, quality recreational spaces and activities
Key Result Area:	Built
Outcome 2.2	Built Infrastructure that Meets Current and Future Community Needs
Objective 2.2.1	Improve the amenity of our public spaces and streetscapes.
Key Result Area:	Natural
Outcome 3.1	Sustainable Natural Green Spaces
Objective 3.2.3	Maintain and protect our inviting green open spaces.

CONCLUSION

The City received submissions offering varying pricing structures, product ranges and availability across the categories of Fertiliser, Chemical, Wetting Agent and Grass Seed. As no single supplier represented the best overall value for every category, the evaluation panel determined that appointing Primary and Secondary suppliers for each category would provide the best value for money, security of supply and operational flexibility to meet the City's ongoing requirements.

Accordingly, it is recommended that Council awards Tender No. 24-2025 for the Supply and Delivery of Fertiliser, Chemical, Wetting Agent and Grass Seed by appointing the recommended Primary and Secondary suppliers for each category as detailed in this report, for an initial contract period of three years, with two, one-year extension options.

10.3.5 EMRC Council Meeting Minutes - 26 March 2026 and 28 May 2026

Responsible Branch	Parks and Environment
Responsible Directorate:	Infrastructure and Assets
Authority/Discretion:	Information Purposes
Voting Requirement:	Simple Majority Required
Attachments:	1. EMRC Cash and Investments Report - February and March 2026 [**10.3.5.1** - 2 pages]
Officer Declaration:	*The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.*

This item does not contain any information that is considered confidential in accordance with Section 5.23 of the Local Government Act 1995.

SUMMARY

For Council to receive the confirmed Minutes, Information Bulletin, and Cash and Investments Report for February 2026 from the Ordinary Council Meeting held on 26 March 2026; and the confirmed Minutes and Cash and Investments Report for March 2026 for the Ordinary Council Meeting held on 28 May 2026, from the Eastern Metropolitan Regional Council (EMRC).

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

That Council receives the following from the Eastern Metropolitan Regional Council (EMRC):

1. **Confirmed Minutes, Information Bulletin, and Cash and Investments Report for February 2026 from the Ordinary Council Meeting held on 26 March 2026; and**
2. **Confirmed Minutes and Cash and Investments Report for March 2026 from the Ordinary Council Meeting held on 28 May 2026.**

Cr Michelle Sutherland Moved, Cr Calla Loiacono Seconded

CARRIED UNANIMOUSLY BY EXCEPTION (EN-BLOC): 8/0

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, Cr Steven Ostaszewskyj, Cr Anthony Pittaway, Cr Michelle Sutherland, Cr Nat Latter, Cr Elli Petersen-Pik - Deputy Mayor and Cr Cale Black.***

Against: ***Nil.***

BACKGROUND

Members Mayor Filomena Piffaretti and Councillor Steven Ostaszewskyj attended the EMRC Ordinary Council Meetings held on 26 March 2026 and 28 May 2026.

EXTERNAL CONSULTATION

Not applicable.

OFFICER'S COMMENTS

The purpose of the report is to provide Council with information detailing the items with implications for the City of Bayswater from the subject EMRC Council Meetings.

The Information Bulletin for the Ordinary Meetings held on 26 March 2026 and 28 May 2026, and the Minutes of both meetings and can be viewed on the 'Council Minutes' tab on the EMRC agenda and minutes page.

The Cash and Investments Reports for February 2026 and March 2026 are included at **Attachment 1** to this report.

Items that may be of interest are as follows:

Ordinary Council Meeting – 26 March 2026

- List of Accounts Paid During the Month of February 2026 (page 4)
- Financial Report for Period Ended 28 February 2026 (page 21)
- Review of Council Policy 1.8 – Government Relations and Advocacy (page 38)
- Review of Council Policy 7.2 – Work Health and Safety (page 45)
- Adoption of Amendments to the Model Code of Conduct for Council Members, Committee Members, and Candidates (page 54)
- Audit, Risk and Improvement Committee held 5 March 2026 (page 95)
- Municipal Waste Advisory Council Minutes held 18 February 2026 (page 97)

Confidential Items

- Regional Waste Collection Service – Shire of Mundaring
- Hazlemere Resource Recovery Park

Information Bulletin

- Outstanding Council Resolutions Register (page 1)
- CEO Exercise of Delegated Powers and Duties (page 36)
- 2025/2026 Council Tonnage Comparisons as at28 February 2026 (page 39)

Ordinary Council Meeting – 28 May 2026

- List of Accounts Paid During the Months of March and April 2026 (page 6)
- Financial Report for Period Ended 31 March 2026 (page 32)
- Financial Report for Period Ended 30 April 2026 (page 50)
- Review of Delegated Powers and Duties (page 69)
- Sale of Artwork (page 132)
- Appointment of an Independent Presiding Member and Independent Deputy Presiding Member to the Audit, Risk and Improvement Committee (ARIC) (page 137)
- Disposal of Waste Collection Service Assets (page 147)
- Arrangement to Operate Baywaste Transfer Station Extension (page 151)

Confidential Items

- East Rockingham Waste to Energy Project Update
- Woodside Methane Eating Microbe (MEM) Project
- Chief Executive Officer Appointment

LEGISLATIVE COMPLIANCE

Not applicable.

RISK MANAGEMENT CONSIDERATION

The table below shows the level of risk for each impact category, if the officer's recommendation is not adopted by the Council.

Impact Category	Appetite	Risk Rating
Workplace, Health and Safety	Low	Low
Financial	Medium	Low
Reputation and Stakeholders	Medium	Low
Service Delivery	Medium	Low
Environment	Low	Low
Governance and Compliance	Low	Low
Strategic Risk	SR04 - Inability to work collaboratively to engage and partner with the stakeholders to promote and advocate opportunities to live and invest.	

FINANCIAL IMPLICATIONS

As detailed in the EMRC Minutes.

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Council Plan 2025 – 2035, the following applies:

Key Result Area:	Natural
Outcome 3.1	A Climate Resilient City
Objective 3.1.1	Reduce the impacts of the changing environment.
Objective 3.1.4	Support a circular economy through best practice waste management.
Key Result Area:	Leadership and Governance
Outcome 5.1	Good Governance
Objective 5.1.1	Provide ethical and accountable governance.
Objective 5.1.2	Ensure resource sustainability for future generations.

CONCLUSION

For Council to receive the following from the Eastern Metropolitan Regional Council (EMRC):

Confirmed Minutes, Information Bulletin, and Cash and Investments Report for February 2026 from the Ordinary Council Meeting held on 26 March 2026; and the Confirmed Minutes and Cash and Investments Report for March 2026, for the Ordinary Council Meeting held on 28 May 2026.

CASH AND INVESTMENTS
FEBRUARY 2026

Actual June 2025	Actual Year to Date	(F) = Favourable variation (U) = Unfavourable variation	Full Year Forecast	Full Year Budget	Full Year Variance
Municipal Cash and Investments					
2,303,368	1,920,093	Cash at Bank - Municipal Fund 01001/00	2,158,951	2,158,951	0 (F)
3,850	3,850	Cash on Hand 01019/00 - 02	3,850	3,850	0 (F)
4,269,364	12,508,863	Investments - Municipal Fund 02021/00	3,170,057	3,170,057	0 (F)
6,576,582	**14,432,806**	**Total Municipal Cash**	**5,332,858**	**5,332,858**	**0 (F)**
Restricted Cash and Investments					
1,479,731	815,762	Restricted Investments - Plant and Equipment 02022/01	1,475,254	1,475,254	0 (F)
4,853,325	5,114,106	Restricted Investments - Post Closure Site Rehabilitation Red Hill 02022/02	3,395,153	3,395,153	0 (F)
6,991,417	5,337,268	Restricted Investments - Future Development 02022/03	6,510,148	6,510,148	0 (F)
4,404,275	4,640,928	Restricted Investments - Environmental Monitoring Red Hill 02022/04	917,544	917,544	0 (F)
5,669,768	6,001,067	Restricted Investments - Class IV Cells Red Hill 02022/07	4,901,634	4,901,634	0 (F)
1,595,150	2,948,247	Restricted Investments - Class III Cells 02022/10	711,402	711,402	0 (F)
6,268,110	6,604,912	Restricted Investments - EastLink Relocation 02022/13	1,416,772	1,416,772	0 (F)
6,162,728	9,155,011	Restricted Investments - Committed Funds 02022/14	6,823,043	6,823,043	0 (F)
28,546,094	28,546,094	Restricted Investments - Equity Reserve 02022/15	782,061	782,061	0 (F)
1,260,038	1,327,742	Restricted Investments - Long Service Leave 02022/90	1,328,132	1,328,132	0 (F)
67,230,636	**70,491,137**	**Total Restricted Cash**	**28,261,143**	**28,261,143**	**0 (F)**
73,807,218	**84,923,943**	**TOTAL CASH AND INVESTMENTS**	**33,594,001**	**33,594,001**	**0 (F)**

The Cash at Bank - Municipal Fund represents the balance on the last day of the relevant month. Any portion of the balance available for investment is transferred into the Investment - Municipal Fund account in the following period. Funds held in the Cash at Bank - Municipal Fund continue to accrue interest as per the Westpac commercial rates.

CASH AND INVESTMENTS
MARCH 2026

Actual June 2025	Actual Year to Date	(F) = Favourable variation (U) = Unfavourable variation	Full Year Forecast	Full Year Budget	Full Year Variance	
Municipal Cash and Investments						
2,303,368	4,523,522	Cash at Bank - Municipal Fund 01001/00	11,194,949	2,158,951	9,035,998	(F)
3,850	3,850	Cash on Hand 01019/00 - 02	3,850	3,850	0	(F)
4,269,364	16,252,994	Investments - Municipal Fund 02021/00	3,462,765	3,170,057	292,708	(F)
6,576,582	**20,780,366**	**Total Municipal Cash**	**14,661,564**	**5,332,858**	**9,328,706**	**(F)**
Restricted Cash and Investments						
1,479,731	878,069	Restricted Investments - Plant and Equipment 02022/01	1,491,807	1,475,254	16,553	(F)
4,853,325	5,129,437	Restricted Investments - Post Closure Site Rehabilitation Red Hill 02022/02	3,568,809	3,395,153	173,656	(F)
6,991,417	5,045,941	Restricted Investments - Future Development 02022/03	6,683,777	6,510,148	173,629	(F)
4,404,275	4,654,840	Restricted Investments - Environmental Monitoring Red Hill 02022/04	1,173,796	917,544	256,252	(F)
5,669,768	6,028,707	Restricted Investments - Class IV Cells Red Hill 02022/07	5,107,124	4,901,634	205,490	(F)
1,595,150	4,229,909	Restricted Investments - Class III Cells 02022/10	803,538	711,402	92,136	(F)
6,268,110	6,624,711	Restricted Investments - EastLink Relocation 02022/13	1,733,966	1,416,772	317,194	(F)
6,162,728	7,277,577	Restricted Investments - Committed Funds 02022/14	6,823,043	6,823,043	0	(F)
28,546,094	28,546,094	Restricted Investments - Equity Reserve 02022/15	782,061	782,061	0	(F)
1,260,038	1,331,722	Restricted Investments - Long Service Leave 02022/90	1,373,217	1,328,132	45,085	(F)
67,230,636	**69,747,007**	**Total Restricted Cash**	**29,541,138**	**28,261,143**	**1,279,995**	**(F)**
73,807,218	**90,527,373**	**TOTAL CASH AND INVESTMENTS**	**44,202,702**	**33,594,001**	**10,608,701**	**(F)**

The Cash at Bank - Municipal Fund represents the balance on the last day of the relevant month. Any portion of the balance available for investment is transferred into the Investment - Municipal Fund account in the following period. Funds held in the Cash at Bank - Municipal Fund continue to accrue interest as per the Westpac commercial rates.

10.4 Community Services Directorate Reports

10.4.1 Parking Local Law 2026 Consent to Advertise

Responsible Branch:	Ranger and Security Services
Responsible Directorate:	Community Services
Authority/Discretion:	Legislative
Voting Requirement:	Simple Majority Required.
Attachments:	1. Current Local Law: Parking and Parking Facilities Local Law 2016 [**10.4.1.1** - 41 pages] 2. Current Local Law with Tracked Changes [**10.4.1.2** - 45 pages] 3. Draft Parking Local Law 2026 [**10.4.1.3** - 42 pages] 4. Shared Area illustrative imagery [**10.4.1.4** - 1 page] 5. Benchmarking [**10.4.1.5** - 1 page]
Refer:	Item: 10.1.5 OCM: 24.09.2024
Officer Declaration:	*The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.*

This item does not contain any information that is considered confidential in accordance with Section 5.23 of the Local Government Act 1995.

SUMMARY

The purpose of this report is to present a draft *Parking Local Law 2026* for Council's consideration and seek approval to advertise the proposed local law in accordance with section 3.12 of the *Local Government Act 1995*.

The draft local law has been prepared following a statutory review of the existing *Parking and Parking Facilities Local Law 2016*. The proposed amendments reflect benchmarking against other Western Australian local governments and consideration of operational feedback.

The proposed changes update terminology and definitions, align provisions with current legislation and standards, and revise modified penalties to ensure they remain an effective deterrent while supporting a continued focus on education and voluntary compliance.

At 8:56pm, during item 10.2.1, Cr Nat Latter withdrew from the meeting and did not participate in voting on items 10.2.1 and 10.4.1.

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

That Council:

1. Approves the draft *Parking Local Law 2026* as contained in Attachment 3 for the purposes of public advertising; and

2. Notes that local public notice of the proposed *Parking Local Law 2026* will be given in accordance with section 3.12 of the *Local Government Act 1995*.Cr Cale Black Moved, Cr Calla Loiacono Seconded

CARRIED UNANIMOUSLY: 8/0

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, Cr Steven Ostaszewskyj, Cr Anthony Pittaway, Cr Michelle Sutherland, Cr Elli Petersen-Pik - Deputy Mayor, Cr Cale Black and Cr Donovan MacDonald.***

Against: ***Nil.***

At 8:57pm Cr Nat Latter returned to the meeting.

BACKGROUND

The *Parking and Parking Facilities Local Law 2016* (Parking Local Law) was made by Council at its Ordinary Meeting held on 17 May 2016.

In 2024, the City undertook a statutory review of the *Local Government Property Local Law 2016,* the *Dogs Local Law 2016* and the *Parking and Parking Facilities Local Law 2016*, including public consultation on the operation and effectiveness of each local law.

Following consideration of submissions at the Ordinary Council Meeting on 24 September 2024, Council resolved to amend all three local laws.

The review of the *Local Government Property Local Law 2016* has been completed, and the proposed *Dogs Amendment Local Law 2025* is currently being advertised for public comment. It is now appropriate for Council to consider proposed amendments to the Parking Local Law.

Officers have undertaken a review of the Parking Local Law from an operational perspective and prepared a series of proposed amendments. This report presents those proposed amendments for Council's consideration.

EXTERNAL CONSULTATION

The City undertook public consultation on the current *Parking and Parking Facilities Local Law 2016* (**Attachment 1**) when completing its statutory review in 2024. No feedback was received from members of the public at the time.

Officers have benchmarked the provisions of the City's Parking Local Law against those of other WA Local Governments.

Officers also presented a high-level view of proposed amendments and sought Council's preliminary feedback at a Council briefing on 30 June 2026.

Should the Council approve the draft *Parking Local Law 2026* for public advertising, the City will provide statewide public notice advising that the City intends to make the local law in accordance with section 3.12 of the *Local Government Act 1995* and will consult with the public on the proposed changes primarily through its engagement platform, Engage Bayswater, for a minimum of 50 days.

OFFICER'S COMMENTS

The local law has been reviewed with consideration to contemporary terminology and practices, current legislative references, clarity for authorised officers administering and enforcing the local law, and to assist the community in understanding their obligations and responsibilities. The amendments can be viewed in tracked changes in **Attachment 2** and the proposed draft for public advertising can be found in **Attachment 3**.

A summary of the amendments is as follows -

Title

The name of the local law has been updated from the *Parking and Parking Facilities Local Law 2016* to the *Parking Local Law 2026*. This amendment reflects contemporary drafting conventions and modern terminology. The revised title improves clarity, readability, and accessibility for the community while maintaining the original intent and scope of the law.

Definitions

Clause *1.5 – Interpretation* has been updated to reflect contemporary terminology and formatting, incorporate updated legislative references, and include additional definitions to improve clarity and interpretation.

General Provisions

The general provisions of the local law have been reviewed to ensure they are contemporary, align with relevant State legislation, regulations, codes, reference documents and comparable local government parking local laws, and provide consistency and ease of reference for administration and enforcement purposes.

Whilst several clauses have been edited or expanded, the most notable amendment relates to clause *7.18 - Stopping in a 'parking stall for people with disabilities'*. As parking in designated disability parking bays is already regulated under the *Local Government (Parking for People with Disabilities) Regulations 2014*, the clause has been amended to reference the adjoining yellow cross-hatched shared access area, installed in accordance with Australian Standards.

This amendment establishes an offence under the Parking Local Law for vehicles stopping within a designated 'shared area'. This will enable authorised officers to enforce the provision and ensure such areas remain unobstructed and accessible for people with disabilities who require additional space to safely enter and exit their vehicles, including when using mobility aids and associated equipment.

An example image of the 'shared area' can be found in **Attachment 4**.

Penalties

The City is proposing increases to penalties as part of this review to take into the increased costs associated with administering and enforcing the local law, the significant period since the penalties were last reviewed, and the need to ensure that penalties remain an effective deterrent against non-compliance.

Whilst a blanket increase of $30.00 per modified penalty has been proposed, it is noted that the City's primary approach will continue to focus on community education and voluntary compliance. However, an effective enforcement framework requires penalties to be set at a level that appropriately reflects the seriousness of the offence and discourages behaviour that is contrary to the objectives of the local law.

Clause *11.1 Offences and penalties* is also recommended to be amended in relation to the penalty limits applicable upon conviction by a Magistrate. These have been amended to include a minimum penalty of $250 and an amended maximum penalty of $5,000, with a daily penalty of not more than $500. This is in line with comparable parking local law provisions and allowances under the *Local Government Act 1995*.

It is anticipated the proposed increases will have a minimal impact on revenue generated from enforcement activities. The intent is not to increase income but rather maintain the effectiveness of the local law by promoting compliance through both education and appropriate deterrence measures.

A list of the local government parking local laws and modified penalties that were utilised in the benchmarking process can be found in **Attachment 5**.

LEGISLATIVE COMPLIANCE

Section 3.12 of the *Local Government Act 1995* sets out the procedure that must be followed to amend a local law:

1. In accordance with section 3.12(2), before Council considers giving public notice of the proposed City of Bayswater Parking and Parking Facilities Local Law, the Presiding Member is to read aloud the purpose and effect of the proposed local law.

   The purpose and effect of the proposed *Parking Local Law 2026* are as follows:

   - The purpose of the *Parking Local 2026* is to provide for the regulation, control and management of parking within the City.
   - The effect of the *Parking Local Law 2026 i*s to control parking throughout the City to ensure the safe, fair and equitable use of parking facilities under the care and control of the City.

2. Local public notice is given stating that the local government intends to make the local law and providing the purpose and effect. The notice must also state where the local law can be inspected or obtained and provide at least six weeks for public submissions.
3. Copies of the local law and public notice must be provided to the CEO of the department of Local Government, Industry Regulation and Safety and the CEO of any other relevant department.
4. Council must consider the submissions made during the public consultation period and may make the local law as proposed, or with no significant amendments. If significant amendments are proposed, steps 2-3 above should be repeated.
5. The local law is published in the Government Gazette.

Following the completion of these steps, the local law will be scrutinised by the Joint Standing Committee on Delegation Legislation, which may provide an undertaking to amend the local law if it includes drafting errors, incorrect or outdated statutory references, or provisions that exceed the head of power or do not align with drafting standards.

RISK MANAGEMENT CONSIDERATION

The table below shows the level of risk for each impact category, if the officer's recommendation is not adopted by the Council.

Impact Category	Appetite	Risk Rating
Workplace, Health and Safety	Low	Low
Financial	Medium	Low
Reputation and Stakeholders	Medium	Medium
Service Delivery	Medium	Medium
Environment	Low	Low
Governance and Compliance	Low	Low
Strategic Risk	SR01 - Inability to plan, provide and support socially connected, healthy and safe neighbourhoods. SR07 - Unethical or inadequate governance and/or decision-making.	

FINANCIAL IMPLICATIONS

The cost for statewide public advertising and gazettal of a local law is approximately $4,000.

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Council Plan 2025 – 2035, the following applies:

Key Result Area:	Social
Outcome 1.2:	A Safe and Resilient Community

Objective 1.2.1:	Facilitate a safe environment
Key Result Area:	Leadership and Governance
Outcome 5.1	Good Governance
Objective 5.1.1	Provide ethical and accountable governance.

CONCLUSION

Endorsing the draft *Parking Local Law 2026* for public advertising will allow the City to progress the making of a modernised, legally robust and operationally effective parking local law in accordance with section 3.12 of the *Local Government Act 1995*.

The proposed amendments are based on operational experience and benchmarking, ensuring clearer provisions, contemporary terminology, and penalties that remain an appropriate deterrent. Proceeding as recommended will support good governance, reduce compliance risk, and help maintain a safe, fair and equitable approach to parking management across the district.

LOCAL GOVERNMENT ACT 1995

CITY OF BAYSWATER
PARKING AND PARKING FACILITIES
LOCAL LAW 2016

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LOCAL GOVERNMENT ACT 1995

CITY OF BAYSWATER

PARKING AND PARKING FACILITIES LOCAL LAW 2015

Under the powers conferred by the *Local Government Act 1995* and under all other powers enabling it, the Council of the City of Bayswater resolved on 17 May 2016 to make the following local law.

PART 1 - PRELIMINARY

1.1 Citation

This local law may be cited as the *City of Bayswater Parking and Parking Facilities Local Law 2015.*

1.2 Commencement

This local law comes into operation 14 days after the date of publication in the *Government Gazette.*

1.3 Repeal

The *City of Bayswater Parking and Parking Facilities Local Law 2015* published in the *Government Gazette* on 24 April 2015 is repealed.

1.4 Application

This local law applies throughout the district.

1.5 Interpretation

In this local law unless the context otherwise requires-

Act means the *Local Government Act 1995;*

attended parking station means a parking station attended by an officer of the local government and in respect of which fees for the parking of a vehicle are payable immediately prior to the removal of the vehicle from the station;

authorised person means a person appointed by the local government under section 9.10 of the Act, to perform any of the functions of an authorised person under this local law;

authorised vehicle means a vehicle authorised by the local government, CEO, authorised person or by any written law to park on a thoroughfare or parking facility;

bicycle path has the meaning given to it by the Code;

bicycle lane has the meaning given to it by the Code; ***bus*** has the meaning given to it by the Code;

bus embayment has the meaning given to it by the Code;

bus stop has the meaning given to it by the Code;

bus zone has the meaning given to it by the Code;

caravan has the meaning given to it in the *Caravan Parks and Camping Grounds Act 1995;* ***carriageway*** has the meaning given to it by the Code;

centre has the meaning given to it by the Code;

children's crossing has the meaning given to it by the Code;

CEO means the Chief Executive Officer of the local government;

clearway means a length of carriageway which carries a high traffic volume that has clearway no stopping signs erected appurtenant to it, to facilitate the unhindered flow of traffic;

Code means the *Road Traffic Code 2000;*

coin means any coin which is legal tender pursuant to the *Currency Act 1965 (Commonwealth);*

commercial vehicle means a motor vehicle constructed for the conveyance of goods or merchandise, or for the conveyance of materials used in any trade, business, industry or work whatsoever, other than a motor vehicle for the conveyance of passengers, and includes any motor vehicle that is designed primarily for the carriage of persons, but which has been fitted or adapted for the conveyance of the goods, merchandise or materials referred to, and is in fact used for that purpose;

disability parking permit has the meaning given in the *Local Government (Parking for People with Disabilities) Regulations 2014;*

district means the district of the City of Bayswater;

driver means any person driving or in control of a vehicle;

eating area means an area in which tables, chairs and other structures are provided for the purpose of the supply of food and beverages to a member of the public or the consumption of food and beverages by a member of the public;

edge line has the meaning given to it by the Code;

emergency vehicle has the meaning given to it by the Code;

footpath has the meaning given to it by the Code;

GVM (which stands for gross vehicle mass) has the meaning given to it by the Code;

head of cul-de-sac means the part of a carriageway closed at one end that is shaped in such a way that can be used to turn vehicles in and includes bulb or hammer-head shaped closed roads;

Loading Zone has the meaning given to it by the Code;

local government means the City of Bayswater;

mail zone has the meaning given to it by the Code;

median strip has the meaning given to it by the Code;

motorcycle has the meaning given to it by the Code;

motor vehicle means a self-propelled vehicle that is not operated on rails; and the expression includes a trailer, semi-trailer or caravan while attached to a motor vehicle, but does not include a power assisted pedal cycle;

no parking area has the meaning given to it by the Code;

no parking sign means a sign with the words "no parking" in red letters on a white background, or the letter **"P"** within a red annulus and a red diagonal line across it on a white background;

no stopping area has the meaning given to it by the Code;

no stopping sign means a sign with the words "no stopping" or "no standing" in red letters on a white background or the letter "S" within a red annulus and a red diagonal line across it on a white background;

obstruct means to prevent or impede or to make difficult the normal passage of any vehicle, wheelchair, perambulator or pedestrian and *"obstruction"* shall have a corresponding meaning;

occupier has the meaning given to it by the Act;

owner

(a) where used in relation to a vehicle licensed under the Road Traffic Act, means the person in whose name the vehicle has been registered under that Road Traffic Act;

(b) where used in relation to any other vehicle, means the person who owns, or is entitled to possession of that vehicle; and

(c) where used in relation to land, has the meaning given to it by the Act;

park has the meaning given to it by the Code;

parking area has the meaning given to it by the Code;

parking facilities includes land, buildings, shelters, thoroughfares, parking areas, ticket parking areas, parking stations, attended parking stations, parking stalls and other facilities open to the public generally for the parking of vehicles whether or not a fee is charged and includes any signs, notices and facilities used in connection with the parking of vehicles;

parking region means the area described in Schedule 1;

parking stall means a section or part of a thoroughfare or of a parking station which is marked or defined by painted lines, metallic studs, coloured bricks or pavers or similar devices for the purpose of indicating where a vehicle may be parked;

parking station means any land, or structure provided for the purpose of accommodating parked vehicles;

parking ticket means a ticket which is issued from a ticket issuing machine and which authorises the parking of a vehicle in a parking stall or a parking station or part of a parking station, whether or not the payment of a fee is required;

path has the meaning given to it by the Code;

pedestrian crossing has the meaning given to it by the Code;

permit means a permit issued under this local law;

public place means any place to which the public has access whether or not that place is on private property;

reserve means any land –

(a) which belongs to the local government;

(b) of which the local government is the management body under the *Land Administration Act 1997;* or

(c) which is an "otherwise unvested facility" within section 3.53 of the Act;

right of way means a portion of land that is –

(a) shown and marked "Right of Way" or "ROW", or coloured or marked in any other way to signify that the portion ofland is a right of way, on any plan or diagram deposited with the Registrar of Titles that is subject to the provisions of section 167A of the *Transfer of Land Act 1893;*

(b) shown on a diagram or plan of survey relating to a subdivision that is created as a "right of way" and vested in the Crown under section 152 of the *Planning and Development Act 2005;* and

(c) shown and marked as a right of way on a map or plan deposited with the Registrar of Titles and transferred to the Crown under the *Transfer of Land Act 1893,* but does not include –

(i) private driveways; and

(ii) a "right of way" created by a deed of easement between two or more parties;

Road Traffic Act means the *Road Traffic Act 1974;*

Schedule means a Schedule to this local law;

shared zone has the meaning given to it by the Code;

sign includes a traffic sign, inscription, road marking, mark, structure or device approved by the local government on which may be shown words, numbers, expressions or symbols, and which is placed on or near a thoroughfare or within a parking station or reserve for the purpose of prohibiting, regulating, guiding, directing or restricting the parking of vehicles;

special purpose vehicle has the meaning given to it by the Code; and includes a vehicle being driven by an authorised person on duty or that vehicle when it is stationary at any place connected with the official duty;

stop in relation to a vehicle means to stop a vehicle and permit it to remain stationary, except for the purposes of avoiding conflict with other traffic or of complying with the provisions of any law;

symbol has the meaning given to it by the Code;

tare weight in relation to a vehicle, means the weight of the vehicle without any passengers or load;

taxi means a taxi within the meaning of the *Taxi Act 1994* or a taxi-car in section 47Z of the *Transport Co-ordination Act 1966;*

taxi zone has the meaning given to it by the Code;

ticket issuing machine means a machine or device which is installed in a thoroughfare or parking facility by or on behalf of the local government and which upon the insertion of coins or a token, pass, card, key or device issues a parking ticket; and includes any such machine where payment of a fee may not be required for a specified period.

ticket parking area means a parking area or parking facility where a sign applies which indicates a parking ticket must be obtained from a ticket issuing machine and displayed, whether or not payment of a fee is required;

thoroughfare has the meaning given to it by the Act;

traffic island has the meaning given to it by the Code;

trailer means any vehicle without motive power of its own, designed for attachment to a motor vehicle for the purpose of being towed, but does not include the rear portion of an articulated vehicle, or a side car;

truck means a vehicle which has a load capacity exceeding 1000 kilograms;

unattended in relation to a vehicle, means that the driver has left the vehicle and is more than 3 metres from the closest point of the vehicle;

vehicle has the meaning given to it by the Code; and

verge means the portion of a thoroughfare which lies between the boundary of a carriageway and the adjacent property line but does not include a footpath.

1.6 Application of particular definitions

(1) For the purposes of the application of the definitions 'no parking area' and 'parking area' an arrow inscribed on a traffic sign erected at an angle to the boundary of the carriageway is deemed to be pointing in the direction in which it would point, if the signs were turned at an angle of less than 90 degrees until parallel with the boundary.

(2) A reference to a parking station or ticket parking area includes a reference to part of the parking station or ticket parking area.

(3) Unless the context otherwise requires, where a term is used, but not defined, in this local law, and that term is defined in the Road Traffic Act or in the Code, then the term shall have the meaning given to it in that Act or the Code.

1.7 Application and pre-existing signs

(1) Subject to subclause (2), this local law applies to the parking region.

(2) This local law does not apply to a parking facility or a parking station that is not occupied by the local government, unless the local government and the owner or occupier of that facility or station have agreed in writing that this local law will apply to that facility or station.

(3) The agreement referred to in subclause (2) may be made on such terms and conditions as the parties may agree.

(4) Where a parking facility or a parking station is identified in Schedule 4, then the facility or station shall be deemed to be a parking station to which this local law applies and it shall not be necessary to prove that it is the subject of an agreement referred to in subclause (2).

(5) A sign that -

(a) was erected by the local government or the Commissioner of Main Roads prior to the coming into operation of this local law; and

(b) relates to the parking of vehicles within the parking region, shall be deemed for the purposes of this local law to have been erected by the local government under the authority of this local law.

(6) An inscription or symbol on a sign referred to in subclause (5) operates and has effect according to its tenor, and where the inscription or symbol relates to the stopping of vehicles, it shall be deemed for the purposes of this local law to operate and have effect as if it related to the parking of vehicles.

(7) The provisions of Parts 2, 3, and 4 do not apply to a bicycle parked at a bicycle rail or bicycle rack.

1.8 Classes of vehicles

For the purpose of this local law, vehicles are divided into classes as follows –

(a) buses;

(b) commercial vehicles;

(c) motorcycles and bicycles;

(d) emergency vehicles;

(e) special purpose vehicles;

(f) taxis; and

(g) all other vehicles.

1.9 Part of thoroughfare to which sign applies

Where under this local law the parking of vehicles in a thoroughfare is controlled by a sign, the sign shall be read as applying to that part of the thoroughfare which –

(a) lies beyond the sign

(b) lies between the sign and the next sign beyond that sign; and

(c) is on that side of the thoroughfare nearest to the sign.

1.10 Powers of the local government

The local government may, by resolution, prohibit or regulate by the use of signs or other parking control devices, the stopping or parking of any vehicle or any class of vehicles in any part of the parking region but must do so consistently with the provisions of this local law.

PART 2 - PARKING STALLS AND PARKING STATIONS

2.1 Determination of parking stalls and parking stations

(1) The local government may by resolution constitute, determine and vary -

(a) parking stalls;

(b) parking stations;

(c) permitted time and conditions of parking in parking stalls and parking stations which may vary with the locality;

(d) permitted classes of vehicles which may park in parking stalls and parking stations;

(e) permitted classes of persons who may park in specified parking stalls or parking stations; and

(f) the manner of parking in parking stalls or parking stations.

(2) Where the local government makes a determination under subsection (1) it shall erect signs to give effect to the determination.

2.2 Vehicles to be within parking stall on thoroughfare

(1) Subject to subclause (2), (3) and (4), a person shall not park a vehicle in a thoroughfare or in a parking stall in a thoroughfare otherwise than -

(a) parallel to and as close to the kerb as is practicable;

(b) wholly within the stall; and

(c) headed in the direction of the movement of traffic on the side of the thoroughfare in which the stall is situated.

(2) Subject to subclause (3) where a parking stall in a thoroughfare is set out otherwise than parallel to the kerb, then a person must park a vehicle in that stall wholly within it.

(3) If a vehicle is too long or too wide to fit completely within a single parking stall then the person parking the vehicle shall do so within the minimum number of parking stalls needed to park that vehicle.

(4) A person shall not park a vehicle partly within and partly outside a parking area.

(5) Where a vehicle is parked such that any part of it is in a prohibited or restricted area, the whole of that vehicle is deemed to be in the prohibited or restricted area for the purposes of this local law.

2.3 Parking prohibitions and restrictions

(1) A person shall not –

(a) stop or park a vehicle so as to obstruct an entrance, exit, carriageway, passage or thoroughfare of a parking station, or to obstruct an access way within a parking station;

(b) except with the permission of the local government or an authorised person park a vehicle on any part of a parking station contrary to a sign referable to that part;

(c) permit a vehicle to park on any part of a parking facility, if an authorised person directs the driver of such vehicle to move the vehicle from such paii or from the parking facility; or

(d) park or attempt to park a vehicle in a parking stall in which another vehicle is parked but this paragraph does not prevent the parking of a motorcycle and a bicycle together in a stall marked "M/C", if the bicycle is parked in accordance with subclause (2).

(2) No person shall park any bicycle -

(a) in a parking stall other than in a stall marked "M/C"; and

(b) in such stall other than against the kerb, unless it is parked at a bicycle rail or in a bicycle rack.

(3) Notwithstanding the provisions of subclause (l)(b) a driver may park a vehicle in a parking facility (except in a parking area for persons with a disability) for twice the length of time allowed, provided that -

(a) the driver's vehicle displays a disability parking permit; and

(b) a person with a disability to which that disability parking permit relates is either the driver of or a passenger in the vehicle.

PART 3 - PARKING IN A PARKING STATION

3.1 Display of Tickets

(1) Subject to subclause (2) a person shall not stop or park a vehicle in any part of a parking station equipped with a ticket issuing machine or a parking facility during any permitted period unless –

(a) an unexpired parking ticket or unexpired parking tickets applicable to that part of the parking station and issued on that day; and

(b) the date and time of issue or expiry of the ticket, as the case may be, and the number of the ticket, if any, printed thereon,

are displayed inside the vehicle and clearly visible to and able to be read by an

authorised person from outside the vehicle at all times while the vehicle remains stopped or parked in that part of the parking station.

(2) For the purposes of subclause (1), a parking ticket issued in respect of any parking station or any part of a parking station which has been set aside under this local law shall be applicable only to that parking station or that part of that parking station, as the case may be.

(3) A reference in this clause to -

(a) ***permitted period*** means the period stated on the ticket issuing machines in the parking station during which the parking of vehicle is permitted upon the obtaining of a parking ticket;

(b) ***unexpired parking ticket*** means a parking ticket on which -

(i) a date and expiry time is printed and that time has not expired; or

(ii) a date and time of issue is printed and the period for which that ticket remains valid as stated on the ticket issuing machine from which the ticket was purchased has not expired

3.2 Use of Parking Tickets

A person shall not –

(a) deface, alter, add to, erase, obliterate or otherwise interfere with a parking ticket or any information, printing or imprint thereon;

(b) park a vehicle in a parking station or parking facility if there is displayed in that vehicle so as to be visible from outside the vehicle a parking ticket which has been defaced, altered, added to, erased, obliterated or otherwise interfered with; or

(c) produce to an authorised person or the local government to accept payment of parking fees, a parking ticket which is, or any information, printing or imprint on which is defaced, altered, added to, erased, obliterated or otherwise interfered with.

3.3 Fees for Motor Cycles in Parking Stations

(1) A fee payable for the parking of a motor cycle and the period of application of the fee in a parking station may be determined and imposed by the local government.

(2) The local government shall not be obliged to accept payment of any fee referred to in this clause.

3.4 Parking Position for Motor Cycles

A person shall not stop or park a motor cycle in a parking station equipped with a ticket issuing machine unless –

(1) wholly within a parking stall marked with the symbol *"MIC"* or otherwise designated as being set aside for the parking of motor cycles;

(2) that person has obtained and displayed a ticket issued by a ticket machine relative to that parking station; and

(3) during the period for which the ticket is unexpired.

3.5 Set aside Parking Stations for Multiple Occupants

The local government in respect of any period or time may by the use of signs set aside any parking station or any part of a parking station and prohibit entry thereto by vehicles other than vehicles carrying at least 1 other person in addition to the driver.

3.6 Parking Restrictions for Vehicles with Multiple Occupants

(1) The local government may determine and impose a fee payable for the parking of a vehicle in any parking station or part of a parking station at any time or for specified times.

(2) A person shall not stop or park a vehicle in any parking station or part of a parking station which has been set aside under this local law at the times or within such period specified pursuant to this local law unless the vehicle is carrying at least 1 other person.

(3) A person shall not enter any parking station or part of a parking station which has been set aside under this local law at the times or within such period specified pursuant to this local law unless that person is the driver of or passenger in a vehicle carrying at least 1 other person.

PART 4 - PARKING GENERALLY

4.1 Restrictions on parking in particular areas

(1) Subject to subclause (2), a person shall not park a vehicle in a thoroughfare or part of a thoroughfare, or part of a parking station –

(a) if by a sign it is set apart for the parking of vehicles of a different class;

(b) if by a sign it is set apart for the parking of vehicles by persons of a different class; or

(c) during any period when the parking of vehicles is prohibited by a sign.

(2) A person may park a vehicle in a thoroughfare or part of a thoroughfare or part of a parking station for twice the period indicated on a sign if -

(a) the driver's vehicle displays an disability parking permit; and

(b) the disabled person to which the disability parking permit relates is either the driver of the vehicle or a passenger in the vehicle.

(3) Subclause (2) does not apply where the vehicle is parked in a parking area for people with disabilities.

(4) A person shall not park a vehicle -

(a) in a no parking area;

(b) in a parking area, except in accordance with both the signs associated with the parking area and with this local law;

(c) in a stall marked "MIC" unless it is a motorcycle without a sidecar or a trailer, or it is a bicycle.

(5) A person shall not park a motorcycle without a sidecar or a trailer, or a bicycle in a parking stall unless the stall is marked "MIC"

(6) A person shall not, without the prior permission of the local government, the CEO, or an authorised person, park a vehicle in an area designated by a sign stating "Authorised Vehicles Only".

4.2 Parking vehicle on a carriageway

(1) A person parking a vehicle on a carriageway other than in a parking stall shall park it -

(a) in the case of a two-way carriageway, so that it is as near as practicable to and parallel with, the left boundary of the carriageway and headed in the direction of the movement of traffic on the side of the thoroughfare on which the vehicle is parked;

(b) in the case of a one-way carriageway, so that it is as near as practicable to and parallel with either boundary of the carriageway and headed in the direction of the movement of traffic on the side of the thoroughfare on which the vehicle is parked;

(c) so that at least 3 metres of the width of the carriageway lies between the vehicle and the farther boundary of the carriageway, or any continuous line or median strip, or between the vehicle and a vehicle parked on the farther side of the carriageway;

(d) so that the front and the rear of the vehicle respectively is not less than 1 metre from any other vehicle, except a motorcycle without a trailer, or a bicycle parked in accordance with this local law; and

(e) so that it does not obstruct any vehicle on the carriageway,

unless otherwise indicated on a parking regulation sign or markings on the roadway.

(2) In this clause, 'continuous dividing line' means -

(a) a single continuous dividing line only;

(b) a single continuous dividing line to the left or right of a broken dividing line; or

(c) 2 parallel continuous dividing lines.

4.3 When parallel and right-angled parking apply

Where a traffic sign associated with a parking area is not inscribed with the words "angle parking" (or with an equivalent symbol depicting this purpose), then unless a sign associated with the parking area indicates, or marks on the carriageway indicate, that vehicles have to park in a different position, where the parking area is –

(a) adjacent to the boundary of a carriageway, a person parking a vehicle in the parking area shall park it as near as practicable to and parallel with that boundary; and

(b) at or near the centre of the carriageway, a person parking a vehicle in that parking 'area shall park it at approximately right angles to the centre of the carriageway.

4.4 When angle parking applies

(1) This clause does not apply to –

(a) a passenger vehicle or a commercial vehicle with a mass including any load, of over 3 tonnes; or

(b) a person parking either a motor cycle without a trailer or a bicycle.

(2) Where a sign associated with a parking area is inscribed with the words "angle parking" (or with an equivalent symbol depicting this purpose), a person parking a vehicle in the area shall park the vehicle at an angle of approximately 45 degrees to the centre of the carriageway unless otherwise indicated by the inscription on the parking sign or by marks on the carriageway.

4.5 General prohibitions on parking

(1) This clause does not apply to a vehicle parked in a parking stall nor to a bicycle in a bicycle rack.

(2) Subclauses (3)(c), (e) and (g) do not apply to a vehicle which parks in a bus embayment.

(3) Subject to any law relating to intersections with traffic control signals a person shall not park a vehicle so that any portion of the vehicle is –

(a) between any other stationary vehicles and the centre of the carriageway;

(b) on or adjacent to a median strip;

(c) obstructing a right of way, private drive or carriageway or so close as to deny a vehicle reasonable access to or egress from the right of way, private drive or carriageway;

(d) alongside or opposite any excavation, works, hoarding, scaffolding or obstruction on the carriageway, if the vehicle would obstruct traffic;

(e) on or within 10 metres of any portion of a carriageway bounded by a traffic island;

(f) on any footpath or pedestrian crossing;

(g) between the boundaries of a carriageway and any double longitudinal line consisting of 2 continuous lines or between a double longitudinal line consisting of a continuous line and a broken or dotted line and the boundary of a carriageway nearer to the continuous line, unless there is a distance of at least 3 metres clear between the vehicle and the double longitudinal line;

(h) on an intersection, except adjacent to a carriageway boundary that is not broken by an intersecting carriageway;

(i) within 1 metre of a fire hydrant or fire plug, or of any sign or mark indicating the existence of a fire hydrant or fire plug;

(j) within 3 metres of a public letter pillar box, unless the vehicle is being used for the purposes of collecting postal articles from the pillar box;

(k) within 10 metres of the nearer property line of any thoroughfare intersecting the thoroughfare on the side on which the vehicle is parked; or

(l) within the head of a cul-de-sac,

unless a sign or markings on the carriageway indicate otherwise.

(4) A person shall not park a vehicle so that any portion of the vehicle is within 10 metres of the departure side of -

(a) a sign inscribed with the words "Bus Stop" or "Hail Bus Here" (or with equivalent symbols depicting these purposes) unless the vehicle is a bus stopped to take up or set down passengers; or

(b) a children's crossing or pedestrian crossing.

(5) A person shall not park a vehicle so that any portion of the vehicle is within 20 metres of the approach side of -

(a) a sign inscribed with the words "Bus Stop" or "Hail Bus Here" (or with equivalent symbols depicting these purposes) unless the vehicle is a bus stopped to take up or set down passengers;

(b) a children's crossing or pedestrian crossing.

(6) A person shall not park a vehicle so that any portion of the vehicle is within 20 metres of either the approach side or the departure side of the nearest rail of a railway level crossing.

4.6 Authorised person may order vehicle on thoroughfare to be moved

The driver of a vehicle shall not park that vehicle on any part of a thoroughfare in contravention of this local law after an authorised person has directed the driver to move it.

4.7 Authorised person may mark tyres

(1) An authorised person may mark the tyres of a vehicle parked in a parking facility with chalk or any other non-indelible substance for a purpose connected with or arising out of his or her duties or powers.

(2) A person shall not remove a mark made by an authorised person so that the purpose of the affixing of such a mark is defeated or likely to be defeated.

4.8 No movement of vehicles to avoid time limitation

(1) Where the parking of vehicles in a parking facility is permitted for a limited time, a person shall not move a vehicle within the parking facility so that the total time of parking exceeds the maximum time allowed for parking in the parking facility.

(2) Where the parking of vehicles in a thoroughfare is permitted for a limited time, a person shall not move a vehicle along that thoroughfare so that the total time of parking exceeds the maximum time permitted, unless the vehicle has first been removed from the thoroughfare for at least 2 hours.

(3) Where the parking of vehicles in a parking facility or thoroughfare is permitted for a free period of time, a person shall not move a vehicle within that parking facility or along that thoroughfare or obtain another free parking ticket so that the total free time of parking exceeds the maximum free time permitted.

4.9 No parking of vehicles exposed for sale and in other circumstances

A person shall not park a vehicle on any portion of a thoroughfare or a parking facility –

(a) for the purpose of exposing it, or any goods thereon for sale;

(b) if that vehicle is not licensed under the Road Traffic Act;

(c) if that vehicle is a trailer or a caravan unattached to a motor vehicle; or

(d) for the purpose of effecting repairs to it, other than the minimum repairs necessary to enable the vehicle to be moved to a place other than a thoroughfare or a parking facility.

4.10 Parking on private land

(1) In this clause a reference to "land" does not include land –

(a) which belongs to the local government;

(b) of which the local government is the management body under the *Land Administration Act 1997;*

(c) which is an "otherwise unvested facility" within section 3.53 of the Act;

(d) which is the subject of an agreement referred to in clause 1.7(2); or

(e) which is identified in Schedule 4 and is determined by a Council resolution to be a

parking station under the care, control and management of the City.

(2) A person shall not park a vehicle on land without the consent of the owner or occupier of the land on which the vehicle is parked.

(3) Where the owner or occupier of the land, by a sign referable to that land or otherwise, consents to the parking of vehicles of a specified class or classes on the land for a limited period, a person shall not park a vehicle on the land otherwise than in accordance with the consent.

4.11 Parking on reserves

No person other than an employee of the local government in the course of his or her duties or a person authorised by the local government shall drive or park a vehicle upon or over any portion of a reserve other than upon an area specifically set aside for that purpose.

4.12 Suspension of parking limitations for urgent, essential or official duties

(1) Where by a sign the parking of vehicles is permitted for a limited time on a portion of a thoroughfare or parking facility, the local government, the CEO or an authorised person may, subject to the Code, permit a person to park a vehicle in that portion of the thoroughfare or parking facility for longer than the permitted time in order that the person may carry out urgent, essential or official duties.

(2) Where permission is granted under subclause (1), the local government, the CEO or an authorised person may prohibit the use by any other vehicle of that portion of the thoroughfare or parking facility to which the permission relates, for the duration of that permission.

4.13 Special Event Parking

(1) The local government may by the use of signs, set aside for any period specified on the signs, any parking station, parking facility or other land owned or controlled by the local government for the parking of vehicles by persons attending a special event.

(2) A person shall not park or stop a vehicle in a parking station, parking facility or land owned or controlled by the local government set aside under subclause (1) during the period for which it is set aside unless a ticket purchased on entry to that parking station, parking facility or land with respect to the special event is clearly visible to and readable by an authorised person from outside a vehicle.

(3) A fee payable for special event parking may be determined and imposed by the local government.

(4) For the purpose of this clause a "special event" means any organised event carried out by resolution of Council where that resolution includes the permitting of parking of vehicles between specific dates and times and where Local Public Notice of at least 14 days is provided in advance of the event; and; the parking restrictions or prohibitions are indicated by a sign.

(5) During the period referred to in subclause (1) the provisions of clause 8.5 shall not apply to the parking station, parking facility or other land.

PART 5 - PARKING AND STOPPING GENERALLY

5.1 No stopping

A driver shall not stop on a length of carriageway, or in an area,

(a) to which a "no stopping" sign applies.

(b) during times a sign specifies a "no stopping" restriction is in operation.

(c) to which a "clearway sign" applies.

5.2 No parking

A driver shall not stop on a length of carriageway or in an area to which a "no parking" sign applies, unless the driver is –

(a) dropping off, or picking up, passengers or goods;

(b) does not leave the vehicle unattended; and

(c) completes the dropping off, or picking up, of the passengers or goods within 2 minutes of stopping and drives on.

5.3 No stopping on a carriageway with yellow edge lines

A driver shall not stop on a thoroughfare marked with a continuous yellow edge line.

PART 6 - STOPPING IN ZONES FOR PARTICULAR VEHICLES

6.1 Stopping in a loading zone

A person shall not stop a vehicle in a loading zone unless it is -

(a) a commercial vehicle used for commercial or trade purposes engaged in the picking up or setting down of goods; or

(b) a motor vehicle taking up or setting down passengers,

but, in any event, shall not remain in that loading zone -

(c) for longer than a time indicated on the "loading zone" sign; or

(d) longer than 30 minutes (if no time is indicated on the sign).

6.2 Stopping in a taxi zone or a bus zone

(1) A driver shall not stop in a taxi zone, unless the driver is driving a taxi.

(2) A driver shall not stop in a bus zone unless the driver is driving a public bus, or a bus of a type that is permitted to stop at the bus zone by information on or with the "bus zone" sign applying to the bus zone.

(3) A bus shall not remain in a bus zone for longer than the time it takes to take up or set down passengers, or for mandatory breaks, emergencies or radio communication.

6.3 Stopping in a mail zone

A person shall not stop a vehicle in a mail zone.

6.4 Other limitations in zones

A person shall not stop a vehicle in a zone to which a traffic sign applies if stopping the vehicle would be contrary to any limitation in respect to classes of persons or vehicles, or specific activities allowed, as indicated by additional words on a traffic sign that applies to the zone.

PART 7 - OTHER PLACES WHERE STOPPING IS RESTRICTED

7.1 Stopping in a shared zone

A driver shall not stop in a shared zone unless -

(a) the driver stops at a place on a length of carriageway, or in an area, to which a parking control sign applies and the driver is permitted to stop at that place under this local law;

(b) the driver stops in a parking stall and the driver is permitted to stop in the parking stall under this local law;

(c) the driver is dropping off, or picking up, passengers or goods; or

(d) the driver is engaged in door-to-door delivery or collection of goods, or in the collection of waste or garbage.

7.2 Double parking

(1) A driver shall not stop a vehicle so that any portion of the vehicle is between any other stopped vehicle and the centre of the carriageway.

(2) This clause does not apply to –

(a) a driver stopped in traffic; or

(b) a driver angle parking on the side of the carriageway or in a median strip parking area, in accordance with this local law.

7.3 Stopping near an obstruction

A driver shall not stop on a carriageway near an obstruction on the carriageway in a position that further obstructs traffic on the carriageway.

7.4 Stopping on a bridge or in a tunnel, etc.

(1) A driver shall not stop a vehicle on a bridge, causeway, ramp or similar structure unless -

(a) the carriageway is at least as wide on the structure as it is on each of the approaches and a traffic sign does not prohibit stopping or parking; or

(b) the driver stops at a place on a length of carriageway, or in an area, to which a parking control sign applies and the driver is permitted to stop at that place under this local law.

(2) A driver shall not stop a vehicle in a tunnel or underpass unless -

(a) the carriageway is at least as wide in the tunnel or underpass as it is on each of the approaches and a traffic sign does not prohibit stopping or parking; or

(b) the driver of a motor vehicle stops at a bus stop, or in a bus zone or parking area marked on the carriageway, for the purpose of setting down or taking up passengers.

7.5 Stopping on crests, curves, etc.

(1) Subject to subclause (2), a driver shall not stop a vehicle on, or partly on, a carriageway, in any position where it is not visible to the driver of an overtaking vehicle, from a distance of 50 metres within a built-up area, and from a distance of 150 metres outside a built-up area.

(2) A driver may stop on a crest or curve on a carriageway that is not in a built-up area if the driver stops at a place on the carriageway, or in an area, to which a parking control sign applies and the driver is permitted to stop at that place under this local law.

7.6 Stopping near a fire hydrant etc

(1) A driver shall not stop a vehicle so that any portion of the vehicle is within 1 metre of a fire hydrant or fire plug, or of any sign or mark indicating the existence of a fire hydrant or fire plug, unless -

(a) the driver is driving a public bus, and the driver stops in a bus zone or at a bus stop and does not leave the bus unattended; or

(b) the driver is driving a taxi, and the driver stops in a taxi zone and does not leave the taxi unattended.

7.7 Stopping at or near a bus stop

(1) A driver shall not stop a vehicle so that any portion of the vehicle is within 20 metres of the approach side of a bus stop, or within 10 metres of the departure side of a bus stop, unless –

(a) the vehicle is a public bus stopped to take up or set down passengers; or

(b) the driver stops at a place on a length of carriageway, or in an area, to which a parking control sign applies and the driver is permitted to stop at that place under this local law.

(2) In this clause –

(a) distances are measured in the direction in which the driver is driving; and

(b) a trailer attached to a public bus is deemed to be a part of the public bus.

7.8 Stopping on a path, median strip, or traffic island

The driver of a vehicle (other than a bicycle or an animal) shall not stop so that any portion of the vehicle is on a path, traffic island or median strip, unless the driver stops in an area, to which a parking control sign applies and the driver is permitted to stop at that place under this local law.

7.9 Stopping on verge

(1) A person shall not –

(a) stop a vehicle (other than a bicycle);

(b) stop a commercial vehicle or bus, or a trailer or caravan unattached to a motor vehicle; or

(c) stop a vehicle during any period when the stopping of vehicles on that verge is prohibited by a sign adjacent and referable to that verge,

so that any portion of it is on a verge.

(2) Subclause (l)(a) does not apply to the person if he or she is the owner or occupier of the premises adjacent to that verge, or is a person authorised by the occupier of those premises to stop the vehicle so that any portion of it is on the verge.

(3) Subclause (l)(b) does not apply to a commercial vehicle when it is being loaded or unloaded with reasonable expedition with goods, merchandise or materials collected from or delivered to the premises adjacent to the portion of the verge on which the commercial vehicle is parked, provided no obstruction is caused to the passage of any vehicle or person using a carriageway or a path.

7.10 Obstructing access to and from a path, driveway, etc.

(1) A driver shall not stop a vehicle so that any portion of the vehicle is in front of a path, in a position that obstructs access by vehicles or pedestrians to or from that path, unless –

(a) the driver is dropping off, or picking up, passengers; or

(b) the driver stops in a parking stall and the driver is permitted to stop in the parking stall under this local law.

(2) A driver shall not stop a vehicle on or across a driveway or other way of access for vehicles travelling to or from adjacent land, unless -

(a) the driver is dropping off, or picking up, passengers; or

(b) the driver stops in a parking stall and the driver is permitted to stop in the parking stall under this local law.

7.11 Stopping near a letter box

A driver shall not stop a vehicle so that any portion of the vehicle is within 3 metres of a public letter box, unless the driver –

(a) is dropping off, or picking up, passengers or mail; or

(b) stops at a place on a length of carriageway, or in an area, to which a parking control sign applies and the driver is permitted to stop at that place under this local law.

7.12 Stopping on a carriageway - heavy and long vehicles

(1) A person shall not park a vehicle or any combination of vehicles that, together with any projection on, or load carried by, the vehicle or combination of vehicles, is 7.5 metres or more in length or exceeds a GVM of 4.5 tonnes –

(a) on a carriageway in a built-up area, for any period exceeding 1 hour, unless engaged in the picking up or setting down of goods; or

(b) on a carriageway outside a built-up area, except on the shoulder of the carriageway, or in a truck bay or other area set aside for the parking of commercial vehicles.

(2) Nothing in this clause mitigates the limitations or condition imposed by any other clause or by any local law or traffic sign relating to the parking or stopping of vehicles.

7.13 Stopping on a carriageway with a bicycle parking sign

The driver of a vehicle (other than a bicycle) shall not stop on a length of carriageway to

which a "bicycle parking" sign applies, unless the driver is dropping off, or picking up, passengers.

7.14 Stopping on a carriageway with motor cycle parking sign

The driver of a vehicle shall not stop on a length of carriageway, or in an area, to which a 'motor cycle parking' sign applies, or an area marked *"MIC"* unless –

(a) the vehicle is a motor cycle; or

(b) the driver is dropping off, or picking up, passengers.

7.15 Eating areas in parking stalls

A person shall not stop or park a vehicle in a parking stall which has been authorised in writing by the local government, to be set up or conducted as an eating area and which is designated by signs as such at that time.

7.16 Permits in parking facilities

(1) The local government or authorised person may, whether upon payment of a fee or not, issue a written temporary parking permission which allows a specific vehicle to park –

(a) in a specified kerbside area;

(b) in a parking station which is controlled by a sign, in contravention of the restriction specified on that sign; or

(c) in any other place under the control of the local government.

(2) A permit issued under subclause (1) may -

(a) authorise the stopping or parking of the vehicle continuously for a specified period or periods between specified times or from time to time during a specified period; and

(b) be revoked or suspended at any time by the local government or an authorised person before the expiration of any time or period specified in the permit without responsibility for any liability or loss or claim.

(3) A person shall not stop or park a vehicle in respect of which a permit has been issued pursuant to subclause (2) except-

(a) at the times or during the period specified in the permit;

(b) for any purpose other than the purpose for which the permit was issued; or

(c) in accordance with any conditions associated with that permit

(4) Nothing in this clause mitigates the limitations or condition imposed by any other clause or by any local law relating to a person's right of appeal against the local government revoking or suspending a permit.

7.17 Motor cycle stalls

(1) A person shall not stop or park a vehicle other than a bicycle or a motor cycle to which no side car or side-box is attached in a parking stall –

(a) marked with the symbol *"MIC";* or

(b) in which the parking of bicycles or motor cycles is permitted by a sign referable to that parking stall.

(2) A person shall not stop or park a bicycle or motor cycle in a parking stall marked with the symbol "MIC" -

(a) for longer than the maximum period permitted for parking in that parking stall by a sign referable to that parking stall;

(b) If there is no sign referable to that parking stall than for longer than the maximum period during which a vehicle may stop or be parked as specified on any sign referable to any parking stall adjacent thereto; or

(c) otherwise than wholly within the stall.

7.18 Stopping in a parking stall for people with disabilities

(1) In this clause a "parking area for persons with a disability" is a length or area -

(a) to which a "permissive parking" sign displaying a persons with a disability symbol applies;

(b) to which a "persons with a disability parking" sign applies;

(c) indicated by a road marking (a persons with a disability road marking) that consists of, or includes, a person with a disability symbol; or

(2) A driver shall not stop in a parking area for persons with a disability unless -

(d) the driver's vehicle displays an disability parking permit; and

(e) either the driver or the passenger in that vehicle is a person with a disability.

7.19 Stopping in a bicycle lane

A person shall not stop or park a vehicle in a bicycle lane, unless the driver is driving a public bus or taxi and is dropping off or picking up passengers.

PART 8 - TICKET ISSUING MACHINES AND ZONES

8.1 Establishment of metered zones and ticket machine zones

(1) The local government may, by resolution -

(a) establish; and

(b) vary from time to time; ticket parking areas.

(2) In relation to ticket parking areas, the local government may prescribe -

(a) conditions and permitted times of parking;

(b) the manner of parking; and

(c) the classes of vehicles permitted to park;

but this authority shall not be exercised in a manner which is inconsistent with the provisions of this local law or any other written law.

(3) Where the local government makes a resolution under this clause, it shall erect signs to give effect to the determination or resolution.

8.2 Ticket issuing machines

(1) A person shall not or attempt to remove, damage, deface, misuse or interfere with any ticket issuing machine.

(2) A person shall not, without the permission of the local government, affix any board, sign, placard, notice, cover or other thing to or paint, mark or write upon any ticket issuing machine.

(3) A person shall not insert or cause to be inserted or attempt to insert into a coin slot of a ticket issuing machine anything other than a coin appropriate to that slot.

(4) A person shall not operate or attempt to operate a ticket issuing machine except in accordance with the operating instructions appearing on the ticket issuing machine.

8.3 Fees in ticket parking areas

(1) Fees for stopping and parking of vehicles in a ticket parking area may be determined and imposed by the local government.

(2) A person must not stop or park a vehicle in a ticket parking area unless the appropriate fee as indicated by a sign on the standard signs or the ticket issuing machine referable to the parking area is inserted into the ticket issuing machine or in the case of a free parking area, a free ticket is obtained.

(3) The payment of the fee referred to in subclause (1) in accordance with subclause (2) entitles a person to stop or park a vehicle in a ticket parking area for the period shown on the parking ticket, but does not authorise the stopping or parking of the vehicle in a parking space, or part of the parking area during any time when stopping or parking in that zone is prohibited –

(a) under this local law;

(b) by the sign on the ticket issuing machine referable to the zone; or

(c) by a sign referable to that space.

8.4 Display of tickets

(1) A person shall not stop or park a vehicle in a ticket parking area during any permitted period unless –

(a) an unexpired ticket issued by a ticket issuing machine in that ticket parking area; and

(b) the date and time of issue or expiry, as the case may be, and the number, if any, of the ticket printed on the ticket,

are displayed inside the vehicle and are clearly visible to and able to be read by an authorised person from outside the vehicle at all times while the vehicle remains stopped or parked in the parking area.

(2) A reference in this clause to -

(a) ***permitted period*** has the meaning given to it in clause 3.1(3)(a).
(b) ***unexpired parking ticket has the meaning given to it in clause*** 3.1(3)(b)

(3) For the purpose of this clause, where more than 1 parking ticket is displayed bearing the same date and time of issue, the period for each ticket referred to in subclause (2)(b) shall be aggregated and the tickets shall be deemed not to have expired until the expiry of the aggregate of those periods.

8.5 Parking limits

(1) A person shall not stop or park a vehicle in a ticket parking area during any

permitted period for longer than the maximum period.

(2) A reference in this clause to –

(a) ***maximum period*** means the maximum period stated on standard signs or the ticket issuing machines in the parking area during which the continuous parking of a vehicle in the zone is permitted;

(b) ***permitted period*** has the meaning given to it in clause 3.1(3)(a).

8.6 Parking position in ticket parking areas

A person shall not stop or park a vehicle in a ticket parking area –

(a) on any part of which there are parking stalls set out parallel to a kerb otherwise than –

(i) parallel to that kerb;

(ii) as close to the kerb as practicable;

(iii) wholly within a parking stall;

(iv) headed in the direction of the movement of traffic on the part of the carriageway on which the parking stall is situated; and

(b) on any part of which there are parking stalls not set out parallel to a kerb otherwise than wholly within a parking stall.

PART 9 - PARKING PERMITS

9.1 Definitions

In this Part, unless the context otherwise requires -

dwelling unit means premises lawfully used for self-contained living quarters;

commercial parking permit means a permit issued to a business by the local government pursuant to clause 9.3(3);

eligible person where used in relation to an application for a -

(a) residential parking permit means an owner or occupier of a single house, grouped dwelling or multiple dwelling;

(b) visitor's parking permit means -

(i) a single house occupier;

(ii) a strata company;

(iii) a unit occupier of a residential unit which is not a strata lot;

(iv) a grouped dwelling occupier; or

(v) a multiple dwelling occupier;

(2) ***commercial parking permit*** means the proprietor of a commercial business;

grouped dwelling means a dwelling that is one of a group of 2 or more dwellings on the same lot such that no dwelling is placed wholly or partially ve1iically above another, except where special conditions of landscape or topography dictate otherwise, and includes a dwelling on a survey strata with common property;

multiple dwelling means a dwelling in a group of more than one dwelling on a lot where 50 percent or greater of floor area of a dwelling is vertically above part of any other

but –

(a) does not include a grouped dwelling; and

(b) includes any dwellings above the ground floor in a mixed use development;

residential parking permit means a permit issued to a resident by the local government pursuant to clause 9.3(1);

residential unit means a dwelling unit which is part of a building adjacent to a part of a thoroughfare on which thoroughfare the stopping or parking of vehicles is prohibited for more than a specified period and which building contains –

(a) 2 or more dwelling units with or without any non-residential units;

(b) 1 dwelling unit with one or more non-residential units;

single house means a dwelling unit constructed on its own lot and used for self-contained living quarters and which is adjacent to a part of a road on which the Stopping or parking of vehicles is prohibited for more than a specified period;

single house occupier means an occupier of a single house;

strata company has the meaning given to it in the *Strata Titles Act 1985;*

unit occupier means a person who is an occupier of a residential unit but does not include a unit owner.

unit owner means a person who is an owner of a residential unit.

visitor's parking permit means a permit issued by the local government pursuant to clause 9.3(2).

9.2 Exemption for permit holders

(1) Where on any part of a thoroughfare the stopping or parking of vehicles is prohibited by a sign for more than a specified period or where any part of a thoroughfare is a parking ticket area, the holder of a valid permit is exempted from such prohibition.

(2) The local government may also issue a permit which exempts the holder from compliance with the requirements of clauses 9(2)(a) and 9(2)(b).

(3) The exemption conferred by subclause (1) shall apply only -

(a) to that part of a thoroughfare specified in the permit;

(b) where the time restriction applicable to that part of the thoroughfare is for a period exceeding 30 minutes;

(c) where the permit displayed is a residential parking permit to the vehicle specified in the residential parking permit;

(d) if the permit is displayed in the vehicle or affixed to the windscreen of the vehicle so as to be clearly visible and able to be read by an authorised person from outside the vehicle; and

(e) if the permit is valid.

(4) The exemption conferred by subclause (1) shall not, unless specifically noted on the permit, apply during any period in which the stopping or parking of vehicles is prohibited in the thoroughfare or the part of the thoroughfare specified in the permit.

9.3 Issue of permits

(1) The local government may upon a written application of an eligible person issue a residential parking permit in the form of a permit issued by the local government.

(2) The local government may upon a written application of an eligible person issue for the occasional use of visitors, a visitor's parking permit in the form a permit issued by the local government.

(3) The local government may upon a written application of an eligible person issue a commercial parking permit in the form of a permit issued by the local government.

(4) The local government's power to issue, replace and revoke permits under this Part may be exercised by an authorised person.

(5) Notwithstanding any other provision in this local law, the local government may approve the issue of a number of residential, visitor or commercial parking permits (as applicable) to any eligible person on such terms and conditions as the local government sees fit.

9.4 Discretionary authority

Notwithstanding any other provisions in this local law which restrict the number of residential, visitor or commercial parking permits that may be issued, the local government may approve the issue of 1 additional residential, visitor or commercial parking permit to any occupier on such terms and conditions as the local government sees fit.

9.5 Validity of permit

Every residential, visitor or commercial parking permit as the case may be, shall cease to be valid upon –

(a) the expiry of a period of either 1 or 3 years (depending upon the permit issued) from and including the date on which it is issued;

(b) the holder of the permit ceasing to be an eligible person;

(c) the revocation of the permit by the local government pursuant to clause 9.6;

(d) the replacement of any permit by a new permit issued by the local government pursuant to clause 9.8(1).

9.6 Revocation of a permit

(1) The local government may at any time give an eligible person to whom a permit was issued pursuant to the provisions of this local law notice requiring that person to notify the local government of any reason why that permit should not be revoked.

(2) The local government shall give notice referred to in subclause (1) by serving a notice on the eligible person to whom the permit was issued.

(3) After 7 days of the serving of a notice referred to in subclause (2), the local government may revoke the ermit.

(4) For the purpose of subclause (3) the date of receipt of the notice shall be the date the notice was served.

(5) The local government shall give notice of any revocation by serving a notice on the eligible person to whom the permit was issued

9.7 Removal of permit from vehicle

The eligible person of a residential, visitor or commercial parking permit shall upon a permit being revoked or ceasing to be valid, immediately remove the permit from the vehicle in which it is displayed or to which it is affixed.

9.8 Replacement of permit

(1) The local government may upon a written application of an eligible person and upon payment of the fee referred to in subclause (2), if any, issue a permit to replace a residential, visitor or commercial parking permit which is lost, misplaced, destroyed or stolen.

(2) The local government may determine and impose a fee for the issue of a replacement permit pursuant to this clause.

(3) Notwithstanding subclause (2), no fee shall be payable for the issue of a replacement permit if evidence is produced in writing to the satisfaction of the local government –

(a) that the vehicle in which the permit is displayed has been disposed of;

(b) that the vehicle's windscreen in which the permit is displayed has been replaced; or

(c) which the local government considers warrants the waiving of the fee.

9.9 Display of parking permits

A person shall not stop or park a vehicle in an area set aside for persons or vehicles of a particular class during any permitted period unless a valid permit is displayed inside the vehicle and is clearly visible to and able to be read by an authorised person from outside the vehicle at all times while the vehicle remains stopped or parked in the zone.

PART I0 - MISCELLANEOUS

10.1 Removal of notices on vehicle

A person, other than the driver of the vehicle or a person acting under the direction of the driver of the vehicle, shall not remove from the vehicle any notice put on the vehicle by an authorised person.

10.2 Unauthorised signs and defacing of signs

A person shall not without the authority of the local government –

(a) mark, set up or exhibit a sign purporting to be or resembling a sign marked, set up or exhibited by the local government under this local law;

(b) remove, deface or misuse a sign or property, set up or exhibited by the local government under this local law or attempt to do any such act; or

(c) affix a board, sign, placard, notice or other thing to or paint or write upon any part of a sign set up or exhibited by the local government under this local law.

10.3 Signs must be complied with

An inscription or symbol on a sign operates and has effect according to its tenor and a person contravening the direction on a sign commits an offence under this local law.

10.4 General provisions about signs

(1) A sign marked, erected, set up, established or displayed on or near a thoroughfare is, in the absence of evidence to the contrary presumed to be a sign marked, erected, set

up, established or displayed under the authority of this local law.

(2) The first 3 letters of any day of the week when used on a sign indicate that day of the week.

10.5 Special purpose and emergency vehicles

Notwithstanding anything to the contrary in this local law, the driver of –

(a) a special purpose vehicle may, only in the course of his or her duties and when it is expedient and safe to do so, stop, or park the vehicle in any place, at any time; and

(b) an emergency vehicle may, in the course of his or her duties and when it is expedient and safe to do so or where he or she honestly and reasonably believes that it is expedient and safe to do so, stop, or park the vehicle at any place, at any time.

10.6 Vehicles not to obstruct a public place

(1) A person shall not leave a vehicle, or any part of a vehicle, in a public place so that it obstructs the use of any part of that public place without the permission of the local government or unless authorised under any written law.

(2) A vehicle which is parked in any portion of a public place where vehicles may be lawfully parked, is deemed to cause an obstruction and may be impounded where -

(a) the vehicle is parked for any period exceeding 24 hours;

(b) the vehicle is so parked during any period in which the parking of vehicles is prohibited or restricted by a sign; or

(c) the vehicle is unregistered or no registration plates are displayed.

(d) in the opinion of an authorised person that the presence of the vehicle presents a hazard to public safety or obstructs the lawful use of any place.

PART 11 - PENALTIES

11.1 Offences and penalties

(1) Any person who fails to do anything required or directed to be done under this local law, or who does anything which under this local law that person is prohibited from doing, commits an offence.

(2) An offence against any provision of this local law is a prescribed offence for the purposes of section 9.16(1) of the Act.

(3) Any person who commits an offence under this local law shall be liable, upon conviction, to a penalty not exceeding $1,000, and if the offence is of a continuing nature, to an additional penalty not exceeding $100 for each day or part of a day during which the offence has continued.

(4) The amount appearing in the final column of Schedule 2 directly opposite a clause specified in that Schedule is the modified penalty for an offence against that clause.

11.2 Form of notices

For the purposes of this local law –

(1) the form of the notice referred to in section 9.13 of the Act is that of Form 1 in Schedule 3;

(2) the form of the infringement notice referred to in section 9.17 of the Act is that of Form 2 in Schedule 3;

(3) the form of the infringement notice referred to in section 9.17 of the Act which incorporates the notice referred to in section 9.13 of the Act, is that of Form 3 in Schedule 3; and

(4) the form of the notice referred to in section 9.20 of the Act is that of Form 4 in Schedule 3.

Schedule 1 - Parking Region

[Clause 1.5]

The parking region is the whole of the district, but excludes the following portions of the district:

(1) the approach and departure prohibition areas of all existing and future traffic control signal installations as determined by the Commissioner of Main Roads;

(2) prohibition areas applicable to all existing and future bridges and subways as determined by the Commissioner of Main Roads; and

(3) any road which comes under the control of the Commissioner of Main Roads unless the control of parking and parking facilities on that road is carried out subject to the control and direction of the Commissioner of Main Roads or has been delegated by the Commissioner to the local government.

Schedule 2 - Prescribed Offences

[Clause II.I]

ITEM NO.	CLAUSE NO.	NATURE OF OFFENCE	MODIFIED PENALTY
1	2.2(1)(a)	Failure to park parallel to and close to kerb	80
2	2.2(1)(b)	Failure to park wholly within parking stall	80
3	2.2(1)(c)	Failure to park in direction of moving traffic	80
4	2.2(2)	Failure to park wholly within parking stall	80
5	2.2(4)	Failure to park wholly within parking area	80
6	2.3(1)(a)	Causing obstruction in parking station	100
7	2.3(1)(b)	Parking contrary to sign in parking station	80
8	2.3(1)(c)	Parking contrary to directions of authorised person	100
9	2.3(1)(d)	Parking or attempting to park a vehicle in a parking stall occupied by another vehicle	80
10	3.1(1)(a)	Failure to display an unexpired parking ticket (Parking Station)	80
11	3.1(1)	Failure to display a valid parking ticket (Parking Station)	80
12	3.2(1)	Defacing, altering or interfering with parking ticket (Parking Station)	100
13	3.2(2)	Displaying a defaced or altered parking ticket (Parking Station)	100
14	3.2(3)	Producing a defaced or altered parking ticket (Parking Station)	100
15	3.4(1)	Parking not wholly within bay marked *"MIC"* (Parking Station)	80
16	3.4(2)	Failure to pay fee for parking motor cycle (Parking Station)	80
17	3.4(3)	Parking during period other than when fee applicable (Parking Station)	80
18	3.6(2)	Stopping in parking facility when less than 2 people in vehicle (Parking Station)	80
19	3.6(3)	Entering parking facility when less than 2 people in vehicle (Parking Station)	80
20	4.1(1)(a)	Parking wrong class of vehicle	85
21	4.1(1)(b)	Parking by persons of a different class	85
22	4.1(1)(c)	Parking during prohibited period	85
23	4.1(4)(a)	Parking in no parking area	85
24	4.1(4)(b)	Parking contrary to signs or limitations	80
25	4.1(4)(c)	Parking vehicle in motor cycle only area	80
26	4.1(5)	Parking motor cycle in stall not marked *"MIC"*	80

ITEM NO.	CLAUSE NO.	NATURE OF OFFENCE	MODIFIED PENALTY $
27	4.1(6)	Parking without permission m an area designated for "Authorised Vehicles Only"	85
28	4.2(1)(a)	Failure to park on the left of two-way carriageway	80
29	4.2(1)(b)	Failure to park on boundary of one-way carriageway and in the direction of moving traffic	80
30	4.2(1)(c)	Parking when distance from farther boundary of carriageway less than 3 metres	85
31	4.2(1)(d)	Parking closer than 1 metre from another vehicle	80
32	4.2(1)(e)	Parking so as to cause obstruction	100
33	4.3(a)	Failure to park close and parallel to kerb	80
34	4.3(b)	Failure to park at approximate right angle	80
35	4.4(2)	Failure to park at an appropriate angle	80
36	4.5(3)(a) and 7.2	Double parking	100
37	4.5(3)(b)	Parking on or adjacent to a median strip	80
38	4.5(3)(c)	Denying access to private drive, right of way or carriageway	100
39	4.5(3)(d)	Parking beside excavation or obstruction so as to obstruct traffic	100
40	4.5(3)(e)	Parking within 10 metres of traffic island	100
41	4.5(3)(f)	Parking on footpath/pedestrian crossing	100
42	4.5(3)(g)	Parking contrary to continuous line markings	100
43	4.5(3)(h)	Parking on intersection	100
44	4.5(3)(i)	Parking within 1 metre of fire hydrant or fire plug	80
45	4.5(3)(j)	Parking within 3 metres of public letter box	80
46	4.5(3)(k)	Parking within 10 metres of intersection	100
47	4.5(3)(1)	Parking within the head of a cul-de-sac	80
48	4.5(4)(a) or (b)	Parking vehicle within 10 metres of departure side of bus stop, children's crossing or pedestrian crossing	80
49	4.5(5)(a) or (b)	Parking vehicle within 20 metres of approach side of bus stop, children's crossing or pedestrian crossing	80
50	4.5(6)	Parking vehicle within 20 metres of approach side or departure side of railway level crossing	80
51	4.6	Parking contrary to direction of authorised person	100
52	4.7(2)	Removing mark of authorised person	100
53	4.8(1)	Moving vehicle within parking facility to avoid time limitation	80
54	4.8(2)	Moving vehicle along parking facility to avoid time limitation	80
55	4.9(a)	Parking in thoroughfare for purpose of sale	100

ITEM NO.	CLAUSE NO.	NATURE OF OFFENCE	MODIFIED PENALTY
56	4.9(b)	Parking unlicensed vehicle in thoroughfare	100
57	4.9(d)	Parking unattached trailer/caravan on a thoroughfare	100
58	4.9(d)	Parking in thoroughfare for purpose of repairs	100
59	4.10(1) or (2)	Parking on land that is not a parking facility without consent	100
60	4.10(3)	Parking on land not in accordance with consent	100
61	4.11	Driving or parking on reserve	100
62	4.13(2)	Failure to obtain ticket during "Event Parking" period	80
63	5.1(a)	Stopping contrary to a "no stopping" sign	100
64	5.1(b)	Stopping during no stopping period	100
65	5.1(c)	Stopping in a Clearway	100
66	5.2(a)	Parking when not setting down or picking up	100
67	5.2(b)	Leaving vehicle unattended in No Parking area	85
68	5.2(c)	Parking for longer than 2 minutes in No Parking area	85
69	5.3	Stopping within continuous yellow lines	100
70	6.1(a)	Stopping unlawfully in a loading zone	85
71	6.1(b)	Stopping non-commercial vehicle in Loading Zone	85
72	6.1(c)	Stopping in Loading Zone for longer than time permitted	85
73	6.1(d)	Stopping in Loading Zone for more than 30 minutes	85
74	6.2(1)	Stopping unlawfully in a taxi zone	85
75	6.2(2)	Stopping unlawfully in a bus zone	100
76	6.2(3)	Stopping Public Bus in Bus Zone for longer than taking up or setting down passengers	85
77	6.3	Stopping unlawfully in a mail zone	85
78	6.4	Stopping in a zone contrary to a sign	80
79	7.1	Unauthorised stopping in a shared zone	80
80	7.3	Stopping near an obstruction	100
81	7.4	Stopping on a bridge or tunnel	100
82	7.5	Stopping on crests/curves etc	100
83	7.6	Stopping near fire hydrant	80
84	7.7	Stopping near bus stop	80
85	7.8	Stopping on path, median strip or traffic island	100
86	7.9(1)(a)	Stopping on verge	85
87	7.9(1)(b)	Stopping Commercial Vehicle, bus or unattached caravan or trailer on verge	85
88	7.9(1)(c)	Stopping during period when verge parking is prohibited	85

ITEM NO.	CLAUSE NO.	NATURE OF OFFENCE	MODIFIED PENALTY
89	7.10(1)	Obstructing path	100
90	7.10(2)	Obstructing driveway or access way	100
91	7.11	Stopping near letter box	80
92	7.12	Stopping heavy or long vehicles on carriageway for more than 1 hour	85
93	7.13	Stopping in bicycle parking area	100
94	7.14	Stopping in motorcycle parking area	100
95	7.15	Stopping in an eating area	85
96	7.16(3)(a)	Stopping during a period not specified on Permit	85
97	7.16(3)(b)	Stopping for purpose not specified on Permit	85
98	7.16(3)(c)	Failing to comply with Permit Conditions	100
99	7.17(1)	Stopping or parking vehicle other than bicycle or motor cycle in a stall marked *"MIC"*	80
100	7.17(2)(a)	Stopping motor cycle for longer than time limit	80
101	7.17(2)(b)	Stopping motor cycle for longer than time limit specified in the immediately adjacent area	80
102	7.17(2)(c)	Stopping motor cycle not wholly in marked stall	80
103	7.19	Stopping or parking in a bicycle lane	80
104	8.2(1)	Damaging or interfering with ticket issuing machine	100
105	8.2(2)	Affixing anything to or painting or marking ticket issuing machine	100
106	8.2(3)	Inserting other that undamaged Australian coin to ticket issuing machine	100
107	8.2(4)	Operating ticket issuing machine other than in accordance with instructions	100
108	8.3(2)	Failure to pay appropriate fee in ticket issuing machine or obtain free ticket	80
109	8.4(1)(a)	Failure to display an unexpired ticket	80
110	8.4(1)(b)	Failure to display ticket such that time and date are clearly visible	80
111	8.5(1)	Stopping longer than time limit	80
112	8.6(a)(i)	Failure to park parallel to kerb (Ticket parking area)	80
113	8.6(a)(ii)	Failure to park close to kerb (Ticket parking area)	80
114	8.6(a)(iii)	Failure to park wholly in stall (Ticket parking area)	80
115	8.6(a)(iv)	Failure to park headed in direction of moving traffic (Ticket parking area)	80
116	8.6(b)	Failure to park wholly within angle parking stall (Ticket parking area)	80
117	9.9	Failure to display valid permit	80
118	10.1	Unlawfully removing notice from vehicle	100
119	10.2(a)	Display sign purporting to be or resembling local government sign	100

ITEM NO.	CLAUSE NO.	NATURE OF OFFENCE	MODIFIED PENALTY
120	10.2(b)	Remove, deface or misuse local government sign or property	100
121	10.2(c)	Affixing anything to or painting or marking local government sign	100
122	10.6(1)	Leaving vehicle so as to obstruct a public place	100
123	10.6(2)	Deemed Obstruction	100
124		All other offences not specified	85

Schedule 3 - Forms

[Clause 10.3]

LOCAL GOVERNMENT ACT 1995

PARKING AND PARKING FACILITIES LOCAL LAW 2015

NOTICE TO OWNER OF VEIDCLE INVOLVED IN OFFENCE

Date ...../...../.....

City of Bayswater

To: (1) .....

of: (2).....

It is alleged that on ……/……/……at(3) .....

at(4) .....your vehicle(5) .....

was involved in the commission of the following offence -

.....

.....

.....

.....

.....

contrary to clause ..... of the **City of Bayswater Parking and Parking Facilities Local Law 2015**

You are required under section 9.13 of the *Local Government Act 1995* to identify the person who was the driver or person in charge of the vehicle at the time when the offence is alleged to have been committed.

If you do not prove otherwise, you will be deemed to have committed the offence unless —

(a) within 28 days after being served with this notice —

(i) you inform the chief executive officer, or another authorised person, of the local government as to the identity and address of the person who was the driver or person in charge of the vehicle at the time the offence is alleged to have been committed; or

(ii) you satisfy the chief executive officer that the vehicle had been stolen, or was being unlawfully used, at the time the offence is alleged to have been committed;

or

(b) you were given an infringement notice for the alleged offence and the modified penalty specified in it is paid within 28 days after the notice was given or such further time as is allowed.

Name and title of authorised person giving the notice .....

Signature.....

(1) Name of owner or "owner of *(vehicle identification)"*
(2) Address of owner (not required if owner not named)
(3) Time at which offence allegedly committed
(4) Place at which offence allegedly committed
(5) Vehicle identification

LOCAL GOVERNMENT ACT 1995

PARKING AND PARKING FACILITIES LOCAL LAW2015

INFRINGEMENT NOTICE

Serial No……..
Date ……/……/……

City of Bayswater
you committed the following offence –
To:(1) .....
of:(2).....
It is alleged that on ……/……/……at(3) ……
at(4) ……
you committed the following offence -
.....
.....
.....
.....
.....
contrary to clause ..... of the **City of Bayswater Parking and Parking Facilities Local Law 2015**

The modified penalty for the offence is $.....

If you do not wish to have a complaint of the alleged offence heard and determined by a court, the amount of the modified penalty may be paid to an authorised person at (5) .....
.....

within a period of 28 days after the giving of this notice.

Name and title of authorised person giving the notice .....

Signature .....

(1) Name of alleged offender *["owner of (vehicle identification)"* suffices if notice given with a notice under section 9.13 of the Act]
(2) Address of alleged offender [not required if notice given with a notice under section 9.13 of the Act]
(3) Time at which offence allegedly committed
(4) Place at which offence allegedly committed
(5) Place where modified penalty may be paid

LOCAL GOVERNMENT ACT 1995

PARKING AND PARKING FACILITIES LOCAL LAW2015

NOTICE OF WITHDRAWAL OF INFRINGEMENT NOTICE

Serial No……..
Date ……/……/……

City of Bayswater

To:(1) .....

of:(2).....

Infringement Notice No.....

dated ……/……/……for the alleged offence of .....

.....

.....

.....

.....

has been withdrawn.

The modified penalty of $.....

* has been paid and a refund is enclosed.
* has not been paid and should not be paid.
* Delete as appropriate

Name and title of authorised person giving this notice .....

Signature..... .

(1) Name of alleged offender to whom infringement notice was given
(2) Address of alleged offender

Schedule 4 - Deemed parking stations

[Clause 4.l0(1)(e)]

NO.	NAME OF PARKING STATION	ADDRESS OF PARKING STATION	RESERVE / NUMBER LOT
1	Galleria Shopping Centre	Collier Road MORLEY WA 6062	Lot 213 -4 Collier Road, Plan Number P023395, Lot 12051 Russell Street, Plan Number P192092, Lot 50 Walter Road, Plan Number D085815, and Lot 1 -37 Rudloc Road, Plan Number D039472
2	John Forrest Secondary College	180 Drake Street MORLEY WA 6062	Lot 14070 - 180 Drake Street, Swan Location 221347 -Lot 14070
3	Bishop Street Parking Station	Bishop Street MORLEY WA 6062	Lot 12491- Bishop Street, Plan Number P 192546 and Landgate Polygon 1172284
4	Coventry Village Pty Ltd	Coventry Square Markets 243-253 Walter Road West MORLEY WA 6062	Lot 1 - 253 Walter Road West Plan Number P034612
5	Hillcrest Primary School	Hillcrest Primary School 2 Bay View Street BAYSWATER WA 6053	Lot 5658 - 2 Bay View Street, Plan Number P004434

The COMMON SEAL of
THE CITY OF BAYSWATER
was hereto affixed by the authority of a resolution of the Council in the presence of:

_____
FRANCESCA LEFANTE
CHIEF EXECUTIVE OFFICER

_____
BARRY MCKENNA
MAYOR

Dated: 17 May 2016

LOCAL GOVERNMENT ACT 1995

CITY OF BAYSWATER PARKING ~~AND PARKING FACILITIES~~ LOCAL LAW ~~2016~~2026

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LOCAL GOVERNMENT ACT 1995

CITY OF BAYSWATER

PARKING ~~AND PARKING FACILITIES~~ LOCAL LAW ~~2015~~2026

Under the powers conferred by the *Local Government Act 1995* and under all other powers enabling it, the Council of the City of Bayswater resolved on 17 May 2016 to make the following local law.

PART 1 - PRELIMINARY

1.1 Citation

This local law may be cited as the *City of Bayswater Parking ~~and Parking Facilities~~ Local Law ~~2015~~2026*.

1.2 Commencement

This local law comes into operation 14 days after the date of publication in the *Government Gazette*.

1.3 Repeal

The *City of Bayswater Parking and Parking Facilities Local Law ~~2015~~ 2016* published in the *Government Gazette* on ~~24 April 2015~~14 June 2016 is repealed.

1.4 Application

This local law applies throughout the district.

1.5 Interpretation

In this local law unless the context otherwise requires-

Act means the *Local Government Act 1995;*

attended parking station means a parking station attended by an officer of the local government and in respect of which fees for the parking of a vehicle are payable immediately prior to the removal of the vehicle from the station;

authorised person means a person appointed by the local government under section 9.10 of the Act, to perform any of the functions of an authorised person under this local law;

authorised vehicle means a vehicle authorised by the local government, CEO, authorised person or by any written law to park on a thoroughfare or parking facility;

bicycle has the meaning given to it by the Code;

bicycle lane has the meaning given to it by the Code;

bicycle path has the meaning given to it by the Code;

~~***bicycle lane*** has the meaning given to it by the Code;~~

bus has the meaning given to it by the Code;

bus embayment has the meaning given to it by the Code;

bus stop has the meaning given to it by the Code;

bus zone has the meaning given to it by the Code;

caravan has the meaning given to it in the *Caravan Parks and Camping Grounds Act 1995;*

carriageway has the meaning given to it by the Code;

centre has the meaning given to it by the Code;

children's crossing has the meaning given to it by the Code;

CEO means the Chief Executive Officer of the local government;

clearway means a length of carriageway which carries a high traffic volume that has "clearway" ~~no stopping~~ signs erected appurtenant to it, to facilitate the unhindered flow of traffic;

Code means the *Road Traffic Code 2000;*

coin means any coin which is legal tender pursuant to the C*urrency Act 1965 (Commonwealth);*

commercial vehicle means a motor vehicle constructed for the conveyance of goods or merchandise, or for the conveyance of materials used in any trade, business, industry or work whatsoever, other than a motor vehicle for the conveyance of passengers, and includes any motor vehicle that is designed primarily for the carriage of persons, but which has been fitted or adapted for the conveyance of the goods, merchandise or materials referred to, and is in fact used for that purpose;

disability parking permit has the meaning given in the *Local Government (Parking for People with Disabilities) Regulations 2014;*

district means the district of the ~~City of Bayswater~~local government;

driver means any person driving or in control of a vehicle;

eating area means an area in which tables, chairs and other structures are provided for the purpose of the supply of food and beverages to a member of the public or the consumption of food and beverages by a member of the public;

edge line has the meaning given to it by the Code;

Electrical Vehicle means a vehicle that uses one or more electric motors or traction motors for propulsion and which is charged via 'plug in' connection to an external power source and includes a car, truck, scooter, moped and motorbike but does not include a bicycle;

emergency vehicle has the meaning given to it by the Code;

footpath has the meaning given to it by the Code;

GVM (which stands for gross vehicle mass) has the meaning given to it by the *Road Traffic (Vehicles) Act 2012*~~Code~~;

head of cul-de-sac means the part of a carriageway closed at one end that is shaped in such a way that can be used to turn vehicles in and includes bulb or hammer-head shaped closed roads;

Lloading Zzone has the meaning given to it by the Code;

local government means the City of Bayswater;

mail zone has the meaning given to it by the Code;

median strip has the meaning given to it by the Code;

motor cycle has the meaning given to it by the Code;

motor vehicle means a self-propelled vehicle that is not operated on rails; and the expression includes a trailer, semi-trailer or caravan while attached to a motor vehicle, but does not include a power assisted pedal cycle;

no parking area has the meaning given to it by the Code;

no parking sign means a sign with the words "no parking" in red letters on a white background, or the letter "P" within a red annulus and a red diagonal line across it on a white background;

no stopping area has the meaning given to it by the Code;

no stopping sign means a sign with the words "no stopping" or "no standing" in red letters on a white background or the letter "S" within a red annulus and a red diagonal line across it on a white background;

obstruct means to prevent or impede or to make difficult the normal passage of any vehicle, wheelchair, perambulator or pedestrian and *"obstruction"* shall have a corresponding meaning;

occupier has the meaning given to it by the Act;

owner means -

(a) where used in relation to a vehicle licensed under the Road Traffic Act, means the person in whose name the vehicle has been registered under that Road Traffic Act;

(b) where used in relation to any other vehicle, means the person who owns, or is entitled to possession of that vehicle; and

(c) where used in relation to land, has the meaning given to it by the Act;

painted island has the meaning given to it by the Code;

park ~~has the meaning given to it by the Code~~ means to permit a vehicle, whether attended or not, to remain stationary, except for the purpose of —

(a) avoiding conflict with other traffic; or

(b) complying with the provisions of any law; or

(c) taking up or setting down persons or goods (*maximum of 2 minutes*);

parking area has the meaning given to it by the Code;

parking facilities includes land, buildings, shelters, thoroughfares, parking areas, ticket parking areas, parking stations, attended parking stations, parking stalls and other facilities open to the public generally for the parking of vehicles whether or not a fee is charged and includes any signs, notices and facilities used in connection with the parking of vehicles and *"parking facility"* shall have a corresponding meaning;

parking region means the area described in Schedule 1;

parking stall means a section or part of a thoroughfare or of a parking station which is marked or defined by painted lines, metallic studs, coloured bricks or pavers or similar devices for the purpose of indicating where a vehicle may be parked;

parking station means any land, or structure provided for the purpose of accommodating parked vehicles;

parking ticket means a ticket which is issued from a ticket issuing machine and which authorises the parking of a vehicle in a parking stall or a parking station or part of a parking station, whether or not the payment of a fee is required;

path has the meaning given to it by the Code;

pedestrian crossing has the meaning given to it by the Code;

permit means a permit issued under this local law;

public place means any place to which the public has access whether or not that place is on private property;

Regulations means the *Local Government (Functions and General) Regulations 1996;*

reserve means any land-

(a) which belongs to the local government;

(b) of which the local government is the management body under the *Land Administration Act 1997;* or

(c) which is an "otherwise unvested facility" within section 3.53 of the Act;

right of way means a portion of land that is -

(a) shown and marked "Right of Way" or "ROW", or coloured or marked in any other way to signify that the portion of land is a right of way, on any plan or diagram deposited with the Registrar of Titles that is subject to the provisions of section 167A of the *Transfer of Land Act 1893;*

(b) shown on a diagram or plan of survey relating to a subdivision that is created as a "right of way" and vested in the Crown under section 152 of the *Planning and Development Act 2005;* and

(c) shown and marked as a right of way on a map or plan deposited with the Registrar of Titles and transferred to the Crown under the *Transfer of Land Act 1893,* but does not include -

(i) private driveways; and

(ii) a "right of way" created by a deed of easement between two or more parties;

Road Traffic Act means the *Road Traffic Act 1974;*

Schedule means a Schedule to this local law;

shared zone has the meaning given to it by the Code;

sign includes a traffic sign, inscription, road marking, mark, structure or device approved by the local government on which may be shown words, numbers, expressions or symbols, and which is placed on or near a thoroughfare or within a parking station or reserve for the purpose of prohibiting, regulating, guiding, directing or restricting the parking of vehicles;

special purpose vehicle has the meaning given to it by the Code~~;~~ and includes a vehicle being~~-~~ driven by an authorised person on duty or that vehicle when it is stationary at any place connected with the official duty;

stop in relation to a vehicle means to stop a vehicle and permit it to remain stationary, except for the purposes of avoiding conflict with other traffic or of complying with the provisions of any law;

symbol ~~has the meaning given to it by the Code~~includes any symbol specified from time to time by Standards Australia for use in the regulation of parking and any reference to the wording of any sign in this local law shall be also deemed to include a reference to the corresponding symbol;

tare weight in relation to a vehicle, means the weight of the vehicle without any passengers or load;

taxi ~~means a taxi within the meaning of the *Taxi Act 1994* or a taxi-car in section 47Z of the *Transport Co-ordination Act 1966*~~ means an 'on-demand passenger transport service' as per the *Transport (Road Passenger Services) Act 2018;*

taxi zone has the meaning given to it by the Code;

thoroughfare has the meaning given to it by the Act;

ticket issuing machine means a machine or device which is installed in a thoroughfare or parking facility by or on behalf of the local government and which upon the insertion of coin or banknote or other form of permitted payment ~~coins or a token, pass, card, key or device~~ issues a parking ticket; and includes any such machine where payment of a fee may not be required for a specified period.

ticket parking area means a parking area or parking facility where a sign applies which indicates a parking ticket must be obtained from a ticket issuing machine and displayed, whether or not payment of a fee is required;

~~***thoroughfare*** has the meaning given to it by the Act;~~

traffic island has the meaning given to it by the Code;

trailer means any vehicle without motive power of its own, designed for attachment to a motor vehicle for the purpose of being towed, but does not include the rear portion of an articulated vehicle, or a side car;

truck ~~means a vehicle which has a load capacity exceeding 1000 kilograms~~; has the meaning given to it by the Code

unattended in relation to a vehicle, means that the driver has left the vehicle and is more than 3 metres from the closest point of the vehicle;

valve stem reading means a method of recording the position of the tyre valve in relation to the kerb or road or other surface on which the vehicle is stopped or parked;

vehicle means —

(a) every conveyance, not being a train, vessel or aircraft, and every object capable of being propelled or drawn, on wheels or tracks, by any means; and

(b) where the context permits, an animal being driven or ridden~~has the meaning given to it by the Code~~; and

verge means the portion of a thoroughfare which lies between the boundary of a carriageway and the adjacent property line but does not include a footpath.

1.6 Application of particular definitions

(1) For the purposes of the application of the definitions 'no parking area', 'no stopping area' and 'parking area' an arrow inscribed on a traffic sign erected at an angle to the boundary of the carriageway is deemed to be pointing in the direction in which it would point, if the signs were turned at an angle of less than 90 degrees until parallel with the boundary.

(2) A reference to a thoroughfare, parking station, parking facility, ticket parking area, or reserve includes a reference to any part of the thoroughfare, parking station, parking facility, ticket parking area or reserve.~~A reference to a parking station or ticket parking area includes a reference to part of the parking station or ticket parking area.~~

(3) Unless the context otherwise requires, where a term is used, but not defined, in this local law, and that term is defined in the Road Traffic Act or in the Code, then the term shall have the meaning given to it in that Act or the Code.

1.7 Application and pre-existing signs

(1) Subject to subclause (2), this local law applies to the parking region.

(2) This local law does not apply to a parking facility or a parking station that is not occupied by the local government, unless the local government and the owner or occupier of that facility or station have agreed in writing that this local law will apply to that facility or station.

(3) The agreement referred to in subclause (2) may be made on such terms and conditions as the parties may agree.

(4) Where a parking facility or a parking station is identified in Schedule 43, then the facility or station shall be deemed to be a parking station to which this local law applies and it shall not be necessary to prove that it is the subject of an agreement referred to in subclause (2).

(5) A sign that -

(a) was erected by the local government or the Commissioner of Main Roads prior to the coming into operation of this local law; and

(b) relates to the parking of vehicles within the parking region, shall be deemed for the purposes of this local law to have been erected by the local government under the authority of this local law.

(6) An inscription or symbol on a sign referred to in subclause (5) operates and has effect according to its tenor, and where the inscription or symbol relates to the stopping of vehicles, it shall be deemed for the purposes of this local law to operate and have effect as if it also related to the parking of vehicles.

(7) The provisions of Parts 2, 3, and 4 do not apply to a bicycle parked at a bicycle rail or bicycle rack.

1.8 Classes of vehicles

For the purpose of this local law, vehicles are divided into classes as follows –

(a) buses;

(b) commercial vehicles;

(c) motorcycles and bicycles;

(d) emergency vehicles;

(e) special purpose vehicles;

(f) taxis;

(g) electric vehicles; and

(~~g~~h) all other vehicles.

1.9 Part of thoroughfare to which sign applies

Where under this local law the parking of vehicles in a thoroughfare is controlled by a sign, the sign shall be read as applying to that part of the thoroughfare which -

(a) lies beyond the sign

(b) lies between the sign and the next sign beyond that sign; and

(c) is on that side of the thoroughfare nearest to the sign.

1.10 Powers of the local government

The local government may, by resolution, prohibit or regulate by the use of signs or other parking control devices, the stopping or parking of any vehicle or any class of vehicles in any part of the parking region but must do so consistently with the provisions of this local law.

PART 2 - PARKING STALLS AND PARKING STATIONS

2.1 Determination of parking stalls and parking stations

(1) The local government may by resolution constitute, determine and vary –

(a) parking stalls;

(b) parking stations;

(c) permitted time and conditions of parking in parking stalls and parking stations which may vary with the locality;

(d) permitted classes of vehicles which may park in parking stalls and parking stations;

(e) permitted classes of persons who may park in specified parking stalls or parking stations; and

(f) the manner of parking in parking stalls or parking stations.

(2) Where the local government makes a determination under subsection (1) it shall erect signs to give effect to the determination.

2.2 Vehicles to be within parking stall on thoroughfare

(1) Subject to subclause (2), (3) and (4), a person shall not park a vehicle in thoroughfare or in a parking stall in a thoroughfare otherwise than -

(a) parallel to and as close to the kerb as is practicable;

(b) wholly within the stall; and

(c) headed in the direction of the movement of traffic on the side of the thoroughfare in which the stall is situated.

(2) Subject to subclause (3) where a parking stall in a thoroughfare is set out otherwise than parallel to the kerb, then a person must park a vehicle in that stall wholly within it.

(3) If a vehicle is too long or too wide to fit completely within a single parking stall then the person parking the vehicle shall do so within the minimum number of parking stalls needed to park that vehicle.

(4) A person shall not park a vehicle partly within and partly outside a parking area.

(5) Where a vehicle is parked such that any part of it is in a prohibited or restricted area, the whole of that vehicle is deemed to be in the prohibited or restricted area for the purposes of this local law.

2.3 Parking prohibitions and restrictions

(1) A person shall not -

(a) stop or park vehicle so as to obstruct an entrance, exit, carriageway, passage or thoroughfare of a parking station, or to obstruct an access way within a parking station;

(b) except with the permission of the local government or an authorised person park a vehicle on any part of a parking station contrary to a sign referable to that part;

(c) permit a vehicle to park on any part of a parking facility, if an authorised person directs the driver of such vehicle to move the vehicle from such part or from the parking facility; ~~or~~

(d) park or attempt to park a vehicle in a parking stall in which another vehicle is parked but this paragraph does not prevent the parking of a motor cycle and a bicycle together in a stall marked "M/C", if the bicycle is parked in accordance with subclause (2); or~~.~~

(e) park a vehicle other than wholly within a parking stall within a parking facility.

(2) No person shall park any bicycle -

(a) in a parking stall other than in a stall marked "M/C"; and

(b) in such stall other than against the kerb, unless it is parked at a bicycle rail or in a bicycle rack.

(3) Notwithstanding the provisions of subclause (1)(b) a driver may park a vehicle in a parking facility (except in a parking area for people with disabilities~~parking area for persons with a disability~~) for twice the length of time allowed, provided that -

(a) the driver's vehicle displays a disability parking permit; and

(b) a person with a disability to which that disability parking permit relates is either the driver of or a passenger in the vehicle.

PART 3 - PARKING IN A PARKING STATION

3.1 Display of Tickets

(1) Subject to subclause (2) a person shall not stop or park a vehicle in any part of a parking station or a parking facility equipped with a ticket issuing machine ~~or a parking facility~~ during any permitted period unless -

(a) an unexpired parking ticket or unexpired parking tickets applicable to that part of the parking station and issued on that day; and

(b) the date and time of issue or expiry of the ticket, as the case may be, and the number of the ticket, if any, printed thereon,

are displayed inside the vehicle and clearly visible to and able to be read by an authorised person from outside the vehicle at all times while the vehicle remains stopped or parked in that part of the parking station.

(2) For the purposes of subclause (1), a parking ticket issued in respect of any parking station or any part of a parking station which has been set aside under this local law shall be applicable only to that parking station or that part of that parking station, as the case may be.

(3) A reference in this clause to -

(a) ***permitted period*** means the period stated on the ticket issuing machines in the parking station during which the parking of vehicles is permitted upon the obtaining of a parking ticket;

(b) ***unexpired parking ticket*** means a parking ticket on which -

(i) a date and expiry time is printed and that time has not expired; or

(ii) a date and time of issue is printed and the period for which that ticket remains valid as stated on the ticket issuing machine from which the ticket was purchased has not expired.

3.2 Use of Parking Tickets

A person shall not -

(a) deface, alter, add to, erase, obliterate or otherwise interfere with a parking ticket or any information, printing, or imprint thereon;

(b) park a vehicle in a parking station or parking facility if there is displayed in that vehicle so as to be visible from outside the vehicle a parking ticket which has been defaced, altered, added to, erased, obliterated or otherwise interfered with; or

(c) produce to an authorised person or the local government to accept payment of parking fees, a parking ticket which is, or any information, printing, or imprint on which is defaced, altered, added to, erased, obliterated or otherwise interfered with.

~~**3.3 Fees for Motor Cycles in Parking Stations**~~

~~(1) A fee payable for the parking of a motor cycle and the period of application of the fee in a parking station may be determined and imposed by the local government.~~

~~(2) The local government shall not be obliged to accept payment of any fee referred to in this clause.~~

3.34 Parking Position for Motor Cycles

A person shall not stop or park a motor cycle in a parking station equipped with a ticket issuing machine unless -

(~~1~~a) wholly within a parking stall marked with the symbol "M/C" or otherwise designated as being set aside for the parking of motor cycles;

(~~2~~b) that person has obtained and displayed a ticket issued by a ticket machine relative to that parking station; and

(~~3~~c) during the period for which the ticket is unexpired.

3.~~5~~ 4 Set aside Parking Stations for Multiple Occupants

The local government in respect of any period or time may by the use of signs set aside any parking station or any part of a parking station and prohibit entry thereto by vehicles other than vehicles carrying at least 1 other person in addition to the driver.

3.~~6~~ 5 Parking Restrictions for Vehicles with Multiple Occupants

(1) The local government may determine and impose a fee payable for the parking of a vehicle in any parking station or part of a parking station at any time or for specified times.

(2) A person shall not stop or park a vehicle in any parking station or part of a parking station which has been set aside under this local law at the times or within such period specified pursuant to this local law unless the vehicle is carrying at least 1 other person.

(3) A person shall not enter any parking station or part of a parking station which has been set aside under this local law at the times or within such period specified pursuant to this local law unless that person is the driver of or passenger in a vehicle carrying at least 1 other person.

PART 4 - PARKING GENERALLY

4.1 Restrictions on parking in particular areas

(1) Subject to subclause (2), a person shall not park a vehicle in a thoroughfare or part of a thoroughfare, or part of a parking station -

(a) if by a sign it is set apart for the parking of vehicles of a different class;

(b) if by a sign it is set apart for the parking of vehicles by persons of a different class; or

(c) during any period when the parking of vehicles is prohibited by a sign.

(2) A person may park a vehicle in a thoroughfare or part of a thoroughfare or part of a parking station for twice the period indicated on a sign if -

(a) the driver's vehicle displays a~~n~~ disability parking permit; and

(b) the disabled person to which the disability parking permit relates is either the driver of the vehicle or a passenger in the vehicle.

(3) Subclause (2) does not apply where the vehicle is parked in a parking area for people with disabilities.

(4) A person shall not park a vehicle -

(a) in a no parking area;

(b) in a ~~parking~~ public place~~area~~, except in accordance with both the signs associated with the ~~parking area~~ place in which the vehicle is parked and with this local law;

(c) on private land subject to an agreement referred to in clause 1.7(2), unless it is in accordance with the signs associated with that land that were installed under the terms or conditions of the agreement; or

(d) in a stall marked "M/C" unless it is a motorcycle without a sidecar or a trailer, or it is a bicycle.

(5) A person shall not park a motorcycle without a sidecar or a trailer, or a bicycle in a parking stall unless the stall is marked “M/C”.

(6) A person shall not, without the prior permission of the local government, the CEO, or an authorised person, park a vehicle in an area designated by a sign stating "Authorised Vehicles Only".

4.2 Parking vehicle on a carriageway

(1) A person parking a vehicle on a carriageway other than in a parking stall shall park it -

(a) in the case of a two-way carriageway, so that it is as near as practicable to and parallel with, the left boundary of the carriageway and headed in the direction of the movement of traffic on the side of the thoroughfare on which the vehicle is parked;

(b) in the case of a one-way carriageway, so that it is as near as practicable to and parallel with either boundary of the carriageway and headed in the direction of the movement of traffic on the side of the thoroughfare on which the vehicle is parked;

(c) so that at least 3 metres of the width of the carriageway lies between the vehicle and the farther boundary of the carriageway, or any continuous line or median strip, or between the vehicle and a vehicle parked on the farther side of the carriageway;

(d) so that the front and the rear of the vehicle respectively is not less than 1 metre from any other vehicle, except a motor cycle without a trailer, or a bicycle parked in accordance with this local law; and

(e) so that it does not obstruct any vehicle on the carriageway,

unless otherwise indicated on a parking ~~regulation~~ sign or markings on the roadway.

(2) In this clause, 'continuous ~~dividing~~ line' means -

(a) a single continuous dividing line only;

(b) a single continuous dividing line to the left or right of a broken dividing line; or

(c) 2 parallel continuous dividing lines.

4.3 When parallel and right-angled parking apply

Where a traffic sign associated with a parking area is not inscribed with the words "angle parking" (or with an equivalent symbol depicting this purpose), then unless a sign associated with the parking area indicates, or marks on the carriageway indicate, that vehicles have to park in a different position, where the parking area is -

(a) adjacent to the boundary of a carriageway, a person parking a vehicle in the parking area shall park it as near as practicable to and parallel with that boundary; and

(b) at or near the centre of the carriageway, a person parking a vehicle in that parking 'area shall park it at approximately right angles to the centre of the carriageway.

4.4 When angle parking applies

(1) This clause does not apply to -

(a) a passenger vehicle or a commercial vehicle with a mass including any load, of over 3 tonnes; or

(b) a person parking either a motor cycle without a trailer or a bicycle.

(2) Where a sign associated with a parking area is inscribed with the words "angle parking" (or with an equivalent symbol depicting this purpose), a person parking a vehicle in the area shall park the vehicle at an angle of approximately 45 degrees to the centre of the carriageway unless otherwise indicated by the inscription on the parking sign or by marks on the carriageway.

4.5 General prohibitions on parking

(1) This clause does not apply to a vehicle parked in a parking stall nor to a bicycle in a bicycle rack.

(2) Subclauses (3)(c), (e) and (g) do not apply to a vehicle which parks in a bus embayment.

(3) ~~Subject to any law relating to intersections with traffic control signals a~~A person shall not park a vehicle so that any portion of the vehicle is -

(a) between any other stationary vehicles and the centre of the carriageway;

(b) on or adjacent to a median strip;

(c) obstructing a right of way, private drive or carriageway or so close as to deny a vehicle reasonable access to or egress from the right of way, private drive or carriageway;

(d) alongside or opposite any excavation, works, hoarding, scaffolding or obstruction on the carriageway, if the vehicle would obstruct traffic;

(e) on or within 10 metres of any portion of a carriageway bounded by a traffic island;

(f) on any footpath or pedestrian crossing;

(g) between the boundaries of a carriageway and any double longitudinal line consisting of 2 continuous lines or between a double longitudinal line consisting of a continuous line and a broken or dotted line and the boundary of a carriageway nearer to the continuous line, unless there is a distance of at least 3 metres clear between the vehicle and the double longitudinal line;

(h) on an intersection, except adjacent to a carriageway boundary that is not broken by an intersecting carriageway;

(i) within 1 metre of a fire hydrant or fire plug, or of any sign or mark indicating the existence of a fire hydrant or fire plug;

(j) within 3 metres of a public letter pillar box, unless the vehicle is being used for the purposes of collecting postal articles from the pillar box;

(k) within 10 metres of the ~~nearer property line~~prolongation of the nearer edge of any carriageway ~~of any thoroughfare~~ intersecting ~~the~~ a ~~thoroughfare~~ carriageway on the side on which the vehicle is parked, unless the vehicle parks -

(i) at a place on a carriageway, or in an area, to which a parking control sign applies or the vehicle is otherwise permitted to stop or park at that place under this local law; or

~~(i)~~(ii) if the intersection is a T-intersection, along the continuous side of the continuing road at the intersection; or

(l) within the head of a cul-de-sac,

unless a sign or markings on the carriageway indicate otherwise.

(4) A person shall not park a vehicle so that any portion of the vehicle is within 10 metres of the departure side of -

(a) a sign inscribed with the words "Bus Stop" or "Hail Bus Here" (or with equivalent symbols depicting these purposes) unless the vehicle is a bus stopped to take up or set down passengers; or

(b) a children's crossing or pedestrian crossing.

(5) A person shall not park a vehicle so that any portion of the vehicle is within 20 metres of the approach side of -

(a) a sign inscribed with the words "Bus Stop" or "Hail Bus Here" (or with equivalent symbols depicting these purposes) unless the vehicle is a bus stopped to take up or set down passengers;

(e) a children's crossing or pedestrian crossing.

(6) A person shall not park a vehicle so that any portion of the vehicle is within 20 metres of either the approach side or the departure side of the nearest rail of a railway level crossing.

4.6 Authorised person may order vehicle on thoroughfare to be moved

The driver of a vehicle shall not park that vehicle on any part of a thoroughfare in contravention of this local law after an authorised person has directed the driver to move it.

4.7 Authorised person ~~may mark tyres~~

(1) An authorised person may, for a purpose connected with their functions -

(a) ~~may~~ mark the tyres of a vehicle parked in a parking facility, parking station or thoroughfare with chalk or any other non-indelible substance; ~~for a purpose connected with or arising out of his or her duties or powers~~

(b) take a valve stem reading;

(c) record a vehicle registration number;

(d) photograph a vehicle or anything in or on it; or

~~(a)~~(e) affix to a vehicle any notice.

(2) A person shall not remove a mark made by an authorised person so that the purpose of the affixing of such a mark is defeated or likely to be defeated.

(3) No offence under this local law is committed by an authorised person while carrying out their functions.

4.8 No movement of vehicles to avoid time limitation

(1) Where the parking of vehicles in a parking facility is permitted for a limited time, a person shall not move a vehicle within the parking facility so that the total time of parking exceeds the maximum time allowed for parking in the parking facility.

(2) Where the parking of vehicles in a thoroughfare is permitted for a limited time, a person shall not move a vehicle along that thoroughfare so that the total time of parking exceeds the maximum time permitted, unless the vehicle has first been removed from the thoroughfare for at least 2 hours.

(3) Where the parking of vehicles in a parking facility or thoroughfare is permitted for a free period of time, a person shall not move a vehicle within that parking facility or along that thoroughfare or obtain another free parking ticket so that the total free time of parking exceeds the maximum free time permitted.

4.9 No parking of vehicles exposed for sale and in other circumstances

A person shall not park a vehicle on any portion of a thoroughfare or a parking facility –

(a) for the purpose of exposing it, or any goods thereon for sale or hire;

(b) if ~~that~~ where the vehicle is ~~not~~ required to be licensed under the Road Traffic Act –

(i) the vehicle is not licensed under the Road Traffic Act; or

(ii) each number plate issued for the vehicle is not fixed to the vehicle and displayed in accordance with regulation 19 of the *Road Traffic (Vehicle) Regulations 2014*;

(c) if that vehicle is a trailer or a caravan unattached to a motor vehicle; or

(d) for the purpose of effecting repairs to it, other than the minimum repairs necessary to enable the vehicle to be moved to a place other than a thoroughfare or a parking facility.

4.10 Parking on private land

(1) In this clause a reference to "land" does not include land -

(a) which belongs to the local government;

(b) of which the local government is the management body under the *Land Administration Act 1997;*

(c) which is an "otherwise unvested facility" within section 3.53 of the Act;

(d) which is the subject of an agreement referred to in clause 1.7(2); or

(e) which is identified in Schedule ~~4~~ 3 and is determined by a Council resolution to be a parking station under the care, control and management of the ~~City~~local government.

(2) A person shall not park a vehicle on land without the consent of the owner or occupier of the land on which the vehicle is parked.

(3) Where the owner or occupier of the land, by a sign referable to that land or otherwise, consents to the parking of vehicles of a specified class or classes on the land for a limited period, a person shall not park a vehicle on the land otherwise than in accordance with the consent.

4.11 Parking on reserves

No person other than an employee of the local government in the course of ~~his or her~~ their duties or a person authorised by the local government shall drive or park a vehicle upon or over any portion of a reserve other than upon an area specifically set aside for that purpose.

4.12 Suspension of parking limitations for urgent, essential or official duties

(1) Where by a sign the parking of vehicles is permitted for a limited time on a portion of a thoroughfare or parking facility, the local government, the CEO or an authorised person may, subject to the Code, permit a person to park a vehicle in that portion of the thoroughfare or parking facility for longer than the permitted time in order that the person may carry out urgent, essential or official duties.

(2) Where permission is granted under subclause (1), the local government, the CEO or an authorised person may prohibit the use by any other vehicle of that portion of the thoroughfare or parking facility to which the permission relates, for the duration of that permission.

4.13 Special Event Parking

(1) The local government may by the use of signs, set aside for any period specified on the signs, any parking station, parking facility or other land owned or controlled by the local government for the parking of vehicles by persons attending a special event.

(2) A person shall not park or stop a vehicle in a parking station, parking facility or land owned or controlled by the local government set aside under subclause (1) during the period for which it is set aside unless a ticket purchased on entry to that parking station, parking facility or land with respect to the special event is clearly visible to and readable by an authorised person from outside a vehicle.

(3) A fee payable for special event parking may be determined and imposed by the local government.

(4) For the purpose of this clause a "special event" means any organised event carried out by resolution of Council where that resolution includes the permitting of parking of vehicles between specific dates and times and where Local Public Notice of at least 14 days is provided in advance of the event~~;~~ and~~;~~ the parking restrictions or prohibitions are indicated by a sign.

(4) During the period referred to in subclause (1) the provisions of clause 8.5 shall not apply to the parking station, parking facility or other land.

PART 5 - PARKING AND STOPPING GENERALLY

5.1 No stopping

A driver shall not stop on a length of carriageway, or in an area,

(a) to which a "no stopping" sign applies;~~,~~

(b) during times a sign specifies a "no stopping" restriction is in operation; or~~,~~

(c) to which a "clearway" sign~~"~~ applies.

5.2 No parking

A driver shall not stop on a length of carriageway or in an area to which a "no parking" sign applies, unless the driver is -

(a) dropping off, or picking up, passengers or goods;

(b) does not leave the vehicle unattended; and

(c) completes the dropping off, or picking up, of the passengers or goods within 2 minutes of stopping and drives on.

5.3 No stopping on a carriageway with yellow edge lines

A driver shall not stop ~~on a thoroughfare~~ at the side of a carriageway marked with a continuous yellow edge line.

PART 6 - STOPPING IN ZONES FOR PARTICULAR VEHICLES

6.1 Stopping in a loading zone

A person shall not stop a vehicle in a loading zone unless it is -

(a) a commercial vehicle used for commercial or trade purposes engaged in the picking up or setting down of goods; or

(b) a motor vehicle taking up or setting down passengers,

but, in any event, shall not remain in that loading zone -

(c) for longer than a time indicated on the "loading zone" sign; or

(d) longer than 30 minutes (if no time is indicated on the sign).

6.2 Stopping in a taxi zone or a bus zone

(1) A driver shall not stop in a taxi zone, unless the driver is driving a taxi.

(2) A driver shall not stop in a bus zone unless the driver is driving a public bus, or a bus of a type that is permitted to stop at the bus zone by information on or with the "bus zone" sign applying to the bus zone.

(3) A bus shall not remain in a bus zone for longer than the time it takes to take up or set down passengers, or for mandatory breaks, emergencies or radio communication.

6.3 Stopping in a mail zone

A person shall not stop a vehicle in a mail zone.

6.4 Other limitations in zones

A person shall not stop a vehicle in a zone to which a traffic sign applies if stopping the vehicle would be contrary to any limitation in respect to classes of persons or vehicles, or specific activities allowed, as indicated by additional words on a traffic sign that applies to the zone.

PART 7 - OTHER PLACES WHERE STOPPING AND PARKING ~~IS~~ ARE RESTRICTED

7.1 Stopping in a shared zone

A driver shall not stop in a shared zone unless -

(a) the driver stops at a place on a length of carriageway, or in an area, to which a parking control sign applies and the driver is permitted to stop at that place under this local law;

(b) the driver stops in a parking stall and the driver is permitted to stop in the parking stall under this local law;

(c) the driver is dropping off, or picking up, passengers or goods; or

(d) the driver is engaged in door-to-door delivery or collection of goods, or in the collection of waste or garbage.

7.2 Double parking

(1) A driver shall not stop a vehicle so that any portion of the vehicle is between any other stopped vehicle and the centre of the carriageway.

(2) This clause does not apply to -

(a) a driver stopped in traffic; or

(b) a driver angle parking on the side of the carriageway or in a median strip parking area, in accordance with this local law.

7.3 Stopping near an obstruction

A driver shall not stop on a carriageway near an obstruction on the carriageway in a position that further obstructs traffic on the carriageway.

7.4 Stopping on a bridge or in a tunnel, etc.

(1) A driver shall not stop a vehicle on a bridge, causeway, ramp or similar structure unless -

(a) the carriageway is at least as wide on the structure as it is on each of the approaches and a traffic sign does not prohibit stopping or parking; or

(b) the driver stops at a place on a length of carriageway, or in an area, to which a parking control sign applies and the driver is permitted to stop at that place under this local law.

(2) A driver shall not stop a vehicle in a tunnel or underpass unless -

(a) the carriageway is at least as wide in the tunnel or underpass as it is on each of the approaches and a traffic sign does not prohibit stopping or parking; or

(b) the driver of a motor vehicle stops at a bus stop, or in a bus zone or parking area marked on the carriageway, for the purpose of setting down or taking up passengers.

7.5 Stopping on crests, curves, etc.

(1) Subject to subclause (2), a driver shall not stop a vehicle on, or partly on, a carriageway, in any position where it is not visible to the driver of an overtaking vehicle, from a distance of 50 metres within a built-up area, and from a distance of 150 metres outside a built-up area.

(2) A driver may stop on a crest or curve on a carriageway that is not in a built-up area if the driver stops at a place on the carriageway, or in an area, to which ~~a~~ parking control signs apply~~ies~~ and the driver is permitted to stop at that place under this local law.

7.6 Stopping near a fire hydrant etc

(1) A driver shall not stop a vehicle so that any portion of the vehicle is within 1 metre of a fire hydrant or fire plug, or of any sign or mark indicating the existence of a fire hydrant or fire plug, unless -

(a) the driver is driving a public bus, and the driver stops in a bus zone or at a bus stop and does not leave the bus unattended; or

(b) the driver is driving a taxi, and the driver stops in a taxi zone and does not leave the taxi unattended.

7.7 Stopping at or near a bus stop

(1) A driver shall not stop a vehicle so that any portion of the vehicle is within 20 metres of the approach side of a bus stop, or within 10 metres of the departure side of a bus stop, unless -

(a) the vehicle is a public bus stopped to take up or set down passengers; or

(b) the driver stops at a place on a length of carriageway, or in an area, to which a parking control sign applies and the driver is permitted to stop at that place under this local law.

(2) In this clause -

(a) distances are measured in the direction in which the driver is driving; and

(b) a trailer attached to a public bus is deemed to be a part of the public bus.

7.8 Stopping on a path, median strip, painted island, or traffic island

The driver of a vehicle (other than a bicycle or an animal) shall not stop so that any portion of the vehicle is on a path, painted island, traffic island or median strip, unless the driver stops in an area, to which a parking control sign applies and the driver is permitted to stop at that place under this local law.

7.9 Stopping on verge

(1) A person shall not -

(a) stop a vehicle (other than a bicycle);

(b) stop a commercial vehicle or bus, or a trailer or caravan unattached to a motor vehicle; or

(c) stop a vehicle during any period when the stopping of vehicles on that verge is prohibited by a sign adjacent and referable to that verge,

so that any portion of it is on a verge.

(2) Subclause (1)(a) does not apply to the person if ~~he or she is~~they are the owner or occupier of the premises adjacent to that verge, or is a person authorised by the occupier of those premises to stop the vehicle so that any portion of it is on the verge.

(3) Subclause (1)(b) does not apply to a commercial vehicle when it is being loaded or unloaded with reasonable expedition with goods, merchandise or materials collected from or delivered to the premises adjacent to the portion of the verge on which the commercial vehicle is parked,

provided no obstruction is caused to the passage of any vehicle or person using a carriageway or a path.

7.10 Obstructing access to and from a path, driveway, etc.

(1) A driver shall not stop a vehicle so that any portion of the vehicle is in front of a path, in a position that obstructs access by vehicles or pedestrians to or from that path, unless -

(a) the driver is dropping off, or picking up, passengers; or

(b) the driver stops in a parking stall and the driver is permitted to stop in the parking stall under this local law.

(2) A driver shall not stop a vehicle on or across a driveway or other way of access for vehicles travelling to or from adjacent land, unless -

(a) the driver is dropping off, or picking up, passengers; or

(b) the driver stops in a parking stall and the driver is permitted to stop in the parking stall under this local law.

7.11 Stopping near a letter box

A driver shall not stop a vehicle so that any portion of the vehicle is within 3 metres of a public letter box, unless the driver -

(a) is dropping off, or picking up, passengers or mail; or

(b) stops at a place on a length of carriageway, or in an area, to which a parking control sign applies and the driver is permitted to stop at that place under this local law.

7.12 Stopping and parking ~~on a carriageway~~ - heavy and long vehicles

(1) A person shall not park a vehicle or any combination of vehicles that, together with any projection on, or load carried by, the vehicle or combination of vehicles, is 7.5 metres or more in length or exceeds a GVM of 4.5 tonnes -

(a) on a carriageway or verge in a built-up area, for any period exceeding 1 hour, unless engaged in the picking up or setting down of goods; or

(b) on a carriageway or verge outside a built-up area, except on the shoulder of the carriageway, or in a truck bay or other area set aside for the parking of commercial vehicles.

(c) in a parking station or parking facility for any period exceeding 1 hour, unless engaged in the picking up or setting of down of goods.

(2) Nothing in this clause mitigates the limitations or condition imposed by any other clause or by any local law or traffic sign relating to the parking or stopping of vehicles.

7.13 Stopping on a carriageway with a bicycle parking sign

The driver of a vehicle (other than a bicycle) shall not stop on a length of carriageway to which a "bicycle parking" sign applies, unless the driver is dropping off, or picking up, passengers.

7.14 Stopping on a carriageway with motor cycle parking sign

The driver of a vehicle shall not stop on a length of carriageway, or in an area, to which a 'motor cycle parking' sign applies, or an area marked "M/C" unless -

(a) the vehicle is a motor cycle; or

(b) the driver is dropping off, or picking up, passengers.

7.15 Eating areas in parking stalls

A person shall not stop or park a vehicle in a parking stall which has been authorised in writing by the local government, to be set up or conducted as an eating area and which is designated by signs as such at that time.

7.16 Permits in parking facilities

(1) The local government or authorised person may, whether upon payment of a fee or not, issue a written temporary parking permission which allows a specific vehicle to park -

(a) in a specified kerbside area;

(b) in a parking station which is controlled by a sign, in contravention of the restriction specified on that sign; or

(c) in any other place under the control of the local government.

(2) A permit issued under subclause (1) may -

(a) authorise the stopping or parking of the vehicle continuously for a specified period or periods between specified times or from time to time during a specified period; and

(b) be revoked or suspended at any time by the local government or an authorised person before the expiration of any time or period specified in the permit without responsibility for any liability or loss or claim.

(3) A person shall not stop or park a vehicle in respect of which a permit has been issued pursuant to subclause (2) except-

(a) at the times or during the period specified in the permit;

(b) for any purpose other than the purpose for which the permit was issued; or

(c) in accordance with any conditions associated with that permit.

(4) Nothing in this clause mitigates the limitations or conditions imposed by any other clause or by any local law relating to a person's right of appeal against the local government revoking or suspending a permit.

7.17 Motor cycle stalls

(1) A person shall not stop or park a vehicle other than a bicycle or a motor cycle to which no side car or side-box is attached in a parking stall -

(a) marked ~~with the symbol~~ "M/C"*;* or

(b) in which the parking of bicycles or motor cycles is permitted by a sign referable to that parking stall.

(2) A person shall not stop or park a bicycle or motor cycle in a parking stall marked ~~with the symbol~~ "M/C" -

(a) for longer than the maximum period permitted for parking in that parking stall by a sign referable to that parking stall;

(b) if there is no sign referable to that parking stall than for longer than the maximum period during which a vehicle may stop or be parked as specified on any sign referable to any parking stall adjacent thereto; or

(c) otherwise than wholly within the stall.

7.18 Stopping in a ~~'parking stall~~shared area' ~~for people with disabilities~~

(1) In this clause a "~~parking area for persons with a disability~~parking area for people with disabilities" is a length or area –

(a) to which a "permissive parking" sign displaying a ~~persons~~ people with ~~a~~ disabilit~~iesy~~ symbol applies; or

(b) to which a "~~persons~~ people with ~~a~~ disabilit~~iesy~~ parking" sign applies; and

(d) indicated by a road marking (a "~~persons with a disability~~people with disabilities road marking") that consists of, or includes, a ~~person with a disability~~people with disabilities symbol.~~;~~

and a 'shared area' is –

(a) a yellow cross-hatched area installed adjacent to a "parking area for people with disabilities" provided for access or egress by the driver and/or passenger to or from the parked vehicle, and movement by the driver and/or passenger from the vehicle parked in the "parking area for people with disabilities".

(2) A driver shall not stop ~~in a parking area for persons with a disability unless -~~

~~(d) the driver's vehicle displays a disability parking permit; and~~

~~(e) either the driver or the passenger in that vehicle is a person with a disability.~~a vehicle, motor cycle or bicycle in a 'shared area' adjacent to a "parking area for people with disabilities".

7.19 Stopping in a bicycle lane

A person shall not stop or park a vehicle in a bicycle lane, unless the driver is driving a public bus or taxi and is dropping off or picking up passengers.

PART 8 - TICKET ISSUING MACHINES AND ~~ZONES~~TICKET PARKING AREAS

8.1 Establishment of ~~metered zones and ticket machine zones~~ticket parking areas

(1) The local government may, by resolution –

(a) establish; and

(b) vary from time to time;

ticket parking areas.

(2) In relation to ticket parking areas, the local government may prescribe –

(a) conditions and permitted times of parking;

(b) the manner of parking; and

(c) the classes of vehicles permitted to park;

but this authority shall not be exercised in a manner which is inconsistent with the provisions of this local law or any other written law.

(3) Where the local government makes a resolution under this clause, it shall erect signs to give effect to the determination or resolution.

8.2 Ticket issuing machines

(1) A person shall not or attempt to remove, damage, deface, misuse or interfere with any ticket issuing machine.

(2) A person shall not, without the permission of the local government, affix any board, sign, placard, notice, cover or other thing to or paint, mark or write upon any ticket issuing machine.

(3) A person must not insert into a ticket issuing machine anything other than the designations of coin or banknote or other form of permitted payment indicated by a sign on the ticket issuing machine and only in accordance with the instructions printed on the ticket issuing machine.~~A person shall not insert or cause to be inserted or attempt to insert into a coin slot of a ticket issuing machine anything other than a coin appropriate to that slot.~~

(4) A person shall not operate or attempt to operate a ticket issuing machine except in accordance with the operating instructions appearing on the ticket issuing machine.

8.3 Fees in ticket parking areas

(1) Fees for stopping and parking of vehicles in a ticket parking area may be determined and imposed by the local government.

(2) A person must not stop or park a vehicle in a ticket parking area unless~~-~~ the appropriate fee as indicated by a sign referable to the ticket parking area is paid by any form of permitted payment at the ticket issuing machine ~~the appropriate fee as indicated by a sign on the standard signs or the ticket issuing machine referable to the parking area is inserted into the ticket issuing machine~~ or in the case of a free parking area, a free ticket is obtained.

(3) The payment of the fee referred to in subclause (1) in accordance with subclause (2) entitles a person to stop or park a vehicle in a ticket parking area for the period shown on the parking ticket, but does not authorise the stopping or parking of the vehicle in a parking ~~space~~stall, or part of the parking area during any time when stopping or parking in that zone is prohibited -

(a) under this local law;

(b) by the sign on the machine referable to the zone; or

(c) by a sign referable to that ~~space~~ stall.

8.4 Display of tickets

(1) A person shall not stop or park a vehicle in a ticket parking area during any permitted period unless -

(a) an unexpired ticket issued by a ticket issuing machine in that ticket parking area; and

(b) the date and time of issue or expiry, as the case may be, and the number, if any, of the ticket printed on the ticket,

are displayed inside the vehicle and are clearly visible to and able to be read by an authorised person from outside the vehicle at all times while the vehicle remains stopped or parked in the parking area.

(2) A reference in this clause to -

(a) ***permitted period*** has the meaning given to it in clause 3.1(3)(a)~~.~~; and

(b) ***unexpired parking ticket*** has the meaning given to it in clause 3.1(3)(b).

(3) For the purpose of this clause, where more than 1 parking ticket is displayed bearing the same date and time of issue, the period for each ticket referred to in subclause (2)(b) shall be aggregated and the tickets shall be deemed not to have expired until the expiry of the aggregate of those periods.

8.5 Parking limits

(1) A person shall not stop or park a vehicle in a ticket parking area during any permitted period for longer than the maximum period.

(2) A reference in this clause to –

(a) ***maximum period*** means the maximum period stated on standard signs or the ticket issuing machines in the parking area during which the continuous parking of a vehicle in the zone is permitted; and

(b) ***permitted period*** has the meaning given to it in clause 3.1(3)(a).

8.6 Parking position in ticket parking areas

A person shall not stop or park a vehicle in a ticket parking area -

(a) on any part of which there are parking stalls set out parallel to a kerb otherwise than -

(i) parallel to that kerb;

(ii) as close to the kerb as practicable;

(iii) wholly within a parking stall;

(iv) headed in the direction of the movement of traffic on the part of the carriageway on which the parking stall is situated; and

(b) on any part of which there are parking stalls not set out parallel to a kerb otherwise than wholly within a parking stall.

PART 9 - PARKING PERMITS

9.1 Definitions

In this Part, unless the context otherwise requires -

~~commercial~~business parking permit means a permit issued to a business by the local government pursuant to clause 9.3(3);

dwelling unit means premises lawfully used for self-contained living quarters;

~~***commercial parking permit*** means a permit issued to a business by the local government pursuant to clause 9.3(3);~~

eligible person where used in relation to an application for a -

(a) residential parking permit means an owner or occupier of a single house, grouped dwelling or multiple dwelling;

(b) visitor's parking permit means –

(i) a single house occupier;

(ii) a strata company;

(iii) a unit occupier of a residential unit which is not a strata lot;

(iv) a grouped dwelling occupier; or

(v) a multiple dwelling occupier; and

(c~~2~~) commercial parking permit means the proprietor of a commercial business;

grouped dwelling means a dwelling that is one of a group of 2 or more dwellings on the same lot such that no dwelling is placed wholly or partially ~~ve1iically~~ vertically above another, except where special conditions of landscape or topography dictate otherwise, and includes a dwelling on a survey strata with common property;

multiple dwelling means a dwelling in a group of more than one dwelling on a lot where 50 percent or greater of floor area of a dwelling is vertically above part of any other but -

(a) does not include a grouped dwelling; and

(b) includes any dwellings above the ground floor in a mixed use development;

residential parking permit means a permit issued to a resident by the local government pursuant to clause 9.3(1);

residential unit means a dwelling unit which is part of a building adjacent to a part of a thoroughfare on which thoroughfare the stopping or parking of vehicles is prohibited for more than a specified period and which building contains -

(a) 2 or more dwelling units with or without any non-residential units; and~~or~~

(b) 1 dwelling unit with one or more non-residential units;

single house means a dwelling unit constructed on its own lot and used for self-contained living quarters and which is adjacent to a part of a road on which the s~~S~~topping or parking of vehicles is prohibited for more than a specified period;

single house occupier means an occupier of a single house;

strata company has the meaning given to it in the *Strata Titles Act 1985;*

unit occupier means a person who is an occupier of a residential unit but does not include a unit owner~~.~~;

unit owner means a person who is an owner of a residential unit~~.~~; and

visitor's parking permit means a permit issued by the local government pursuant to clause 9.3(2).

9.2 Exemption for permit holders

(1) Where on any part of a thoroughfare the stopping or parking of vehicles is prohibited by a sign for more than a specified period or where any part of a thoroughfare is a parking ticket area, the holder of a valid permit is exempted from such prohibition.

~~(2) The local government may also issue a permit which exempts the holder from compliance with the requirements of clauses 9(2)(a) and 9(2)(b).~~

(2~~3~~) The exemption conferred by subclause (1) shall apply only –

(a) to that part of a thoroughfare or parking facility specified in the permit;

(b) where the time restriction applicable to that part of the thoroughfare or parking facility is for a period exceeding 30 minutes;

(c) where the permit displayed is a residential parking permit to the vehicle specified in the residential parking permit;

(d) if the permit is displayed in the vehicle or affixed to the windscreen of the vehicle so as to be clearly visible and able to be read by an authorised person from outside the vehicle; and

(e) if the permit is valid.

(34) The exemption conferred by subclause (1) shall not, unless specifically noted on the permit, apply during any period in which the stopping or parking of vehicles is prohibited in the thoroughfare parking facility or the part of the thoroughfare or parking facility specified in the permit.

9.3 Issue of permits

(1) The local government may upon a written application of an eligible person issue a residential parking permit in the form of a permit issued by the local government and for the prescribed fee.

(2) The local government may upon a written application of an eligible person issue for the occasional use of visitors, a visitor's parking permit in the form a permit issued by the local government and for the prescribed fee.

(3) The local government may upon a written application of an eligible person issue a ~~commercial~~ business parking permit in the form of a permit issued by the local government and for the prescribed fee.

(4) The local government's power to issue, replace and revoke permits under this Part may be exercised by an authorised person.

(5) Notwithstanding any other provision in this local law, the local government may approve the issue of a number of residential, visitor or commercial parking permits (as applicable) to any eligible person on such terms and conditions as the local government sees fit.

9.4 Discretionary authority

Notwithstanding any other provisions in this local law or a policy adopted by the local government which restricts the number of residential, visitor or ~~commercial~~ business parking permits that may be issued, the local government may approve the issue of 1 additional residential, visitor or ~~commercial~~ business parking permit to any occupier on such terms and conditions as the local government sees fit.

9.5 Validity of permit

Every residential, visitor or ~~commercial~~ business parking permit as the case may be, shall cease to be valid upon -

(a) the expiry of a period ~~of either 1 or~~not more than 3 years ~~(depending upon the permit issued)~~ from ~~and including the date on which it is issued~~the date of issue;

(b) the holder of the permit ceasing to be an eligible person;

(c) the revocation of the permit by the local government pursuant to clause 9.6;

(d) the replacement of any permit by a new permit issued by the local government pursuant to clause 9.8(1).

9.6 Revocation of a permit

(1) The local government may at any time give an eligible person to whom a permit was issued pursuant to the provisions of this local law notice requiring that person to notify the local government of any reason why that permit should not be revoked.

(2) The local government shall give notice referred to in subclause (1) by serving a notice on the eligible person to whom the permit was issued.

(3) After 7 days of the serving of a notice referred to in subclause (2), the local government may revoke the permit.

(4) For the purpose of subclause (3) the date of receipt of the notice shall be the date the notice was served.

(5) The local government shall give notice of any revocation by serving a notice on the eligible person to whom the permit was issued.

9.7 Removal of permit from vehicle

The eligible person of a residential, visitor or ~~commercial~~ business parking permit shall upon a permit being revoked or ceasing to be valid, immediately remove the permit from the vehicle in which it is displayed or to which it is affixed.

9.8 Replacement of permit

(1) The local government may upon a written application of an eligible person and upon payment of the fee referred to in subclause (2), if any, issue a permit to replace a residential, visitor or ~~commercial~~ business parking permit which is lost, misplaced, destroyed or stolen.

(2) The local government may determine and impose a fee for the issue of a replacement permit pursuant to this clause.

(3) Notwithstanding subclause (2), no fee shall be payable for the issue of a replacement permit if evidence is produced in writing to the satisfaction of the local government -

(a) that the vehicle in which the permit is displayed has been disposed of;

(b) that the vehicle's windscreen in which the permit is displayed has been replaced; or

(c) which the local government considers warrants the waiving of the fee.

9.9 Display of parking permits

A person shall not stop or park a vehicle in an area set aside for persons or vehicles of a particular class during any permitted period unless a valid permit is displayed inside the vehicle and is clearly visible to and able to be read by an authorised person from outside the vehicle at all times while the vehicle remains stopped or parked in the zone.

PART ~~10~~ 10 - MISCELLANEOUS

10.1 Removal of notices on vehicle

A person, other than the driver of the vehicle or a person acting under the direction of the driver of the vehicle, shall not remove from the vehicle any notice put on the vehicle by an authorised person.

10.2 Unauthorised signs and defacing of signs

A person shall not without the authority of the local government -

(a) mark, set up or exhibit a sign purporting to be or resembling a sign marked, set up or exhibited by the local government under this local law;

(b) remove, deface or misuse a sign or property, set up or exhibited by the local government under this local law or attempt to do any such act; or

(c) affix a board, sign, placard, notice or other thing to or paint or write upon any part of a sign set up or exhibited by the local government under this local law.

10.3 Signs must be complied with

An inscription or symbol on a sign operates and has effect according to its tenor and a person contravening the direction on a sign commits an offence under this local law.

10.4 General provisions about signs

(1) A sign marked, erected, set up, established or displayed on or near a thoroughfare is, in the absence of evidence to the contrary presumed to be a sign marked, erected, set up, established or displayed under the authority of this local law.

(2) The first 3 letters of any day of the week when used on a sign indicate that day of the week.

10.5 Special purpose and emergency vehicles

Notwithstanding anything to the contrary in this local law, the driver of -

(a) a special purpose vehicle may, only in the course of ~~his or her~~their duties and when it is expedient and safe to do so, stop, or park the vehicle in any place, at any time; ~~and~~

(b) an emergency vehicle may, in the course of ~~his or her~~their duties and when it is expedient and safe to do so or where ~~he or she~~they honestly and reasonably ~~believes~~believe that it is expedient and safe to do so, stop, or park the vehicle at any place, at any time; and~~.~~

(c) an authorised person may, in the course of their duties and when it is expedient and safe to do so or where they honestly and reasonably believe that it is expedient and safe to do so, stop, or park the vehicle at any place, at any time.

10.6 Vehicles not to obstruct a public place

(1) A person shall not leave a vehicle, or any part of a vehicle, in a public place so that it obstructs the use of any part of that public place without the permission of the local government or unless authorised under any written law.

(2) A vehicle which is parked in any portion of a public place where vehicles may be lawfully parked, is deemed to cause an obstruction and may be impounded where -

(a) the vehicle is parked for any period exceeding 24 hours;

(b) the vehicle is so parked during any period in which the parking of vehicles is prohibited or restricted by a sign; or

(c) the vehicle is unregistered or no registration plates are displayed.

(d) in the opinion of an authorised person that the presence of the vehicle presents a hazard to public safety or obstructs the lawful use of any place.

PART 11 - PENALTIES

11.1 Offences and penalties

(1) Any person who fails to do anything required or directed to be done under this local law, or who does anything which under this local law that person is prohibited from doing, commits an offence.

(2) An offence against any provision of this local law is a prescribed offence for the purposes of section 9.16(1) of the Act.

(3) Any person who commits an offence under this local law shall be liable, upon conviction, to a penalty not less than $250 and not exceeding $5,000~~not exceeding $1,000~~, and if the offence is of a continuing nature, to an additional penalty not exceeding $~~100~~ 500 for each day or part of a day during which the offence has continued.

(4) The amount appearing in the final column of Schedule 2 directly opposite a clause specified in that Schedule is the modified penalty for an offence against that clause.

11.2 Form of notices

For the purposes of this local law -

(1) the form of the notice referred to in section 9.13 of the Act is that of Form 1 in Schedule ~~3~~1 of the Regulations;

(2) the form of the infringement notice referred to in section 9.16 and 9.17~~7~~ of the Act is that of Form 2 in Schedule ~~3~~1 of the Regulations; and

~~(3) the form of the infringement notice referred to in section 9.17 of the Act which incorporates the notice referred to in section 9.13 of the Act, is that of Form 3 in Schedule 3; and~~

(4~~3~~) the form of the notice referred to in section 9.20 of the Act is that of Form ~~4~~ 3 in Schedule ~~3~~1 of the Regulations.

Schedule 1 - Parking Region

[Clause 1.5]

The parking region is the whole of the district, but excludes the following portions of the district:

(1) the approach and departure prohibition areas of all existing and future traffic control signal installations as determined by the Commissioner of Main Roads;

(2) prohibition areas applicable to all existing and future bridges and subways as determined by the Commissioner of Main Roads; and

(3) any road which comes under the control of the Commissioner of Main Roads unless the control of parking and parking facilities on that road is carried out subject to the control and direction of the Commissioner of Main Roads or has been delegated by the Commissioner to the local government.

Schedule 2 - Prescribed Offences

[Clause 11.1]

ITEM NO.	CLAUSE NO.	NATURE OF OFFENCE	MODIFIED PENALTY
1	2.2(1)(a)	Failure to park parallel to and close to kerb	~~80~~110
2	2.2(1)(b)	Failure to park wholly within parking stall	110~~80~~
3	2.2(1)(c)	Failure to park in direction of moving traffic	110~~80~~
4	2.2(2)	Failure to park wholly within parking stall set out otherwise than parallel to the kerb	110~~80~~
5	2.2(4)	Failure to park wholly within parking area	110~~80~~
6	2.3(1)(a)	Causing obstruction in parking station	~~100~~13
7	2.3(1)(b)	Parking contrary to sign in parking station	110~~80~~
8	2.3(1)(c)	Parking contrary to directions of authorised person	130~~10~~
9	2.3(1)(d)	Parking or attempting to park a vehicle in a parking stall occupied by another vehicle	110~~80~~
10	2.3(1)(e)	Failure to park wholly within parking stall within parking facility	110
~~10~~ 11	3.1(1)(a)	Failure to display an unexpired parking ticket (Parking Station)	110~~80~~
~~11~~ 12	3.1(1)(b)	Failure to display ticket such that time and date are clearly visible ~~Failure to display a valid parking ticket~~ (Parking Station)	110~~80~~
~~12~~ 13	3.2(~~1~~a)	Defacing, altering or interfering with parking ticket (Parking Station)	130~~10~~ 0
~~13~~ 14	3.2(~~2~~b)	Displaying a defaced or altered parking ticket (Parking Station)	130~~10~~ 0
~~14~~ 15	3.2(~~3~~c)	Producing a defaced or altered parking ticket (Parking Station)	130~~10~~ 0
~~15~~ 16	3.43(~~1~~a)	Parking not wholly within ~~bay~~ stall marked "M/C" (Parking Station)	110~~80~~
~~16~~ 17	3.43(~~2~~b)	Failure to pay fee for parking motor cycle (Parking Station)	110~~80~~
18 ~~17~~	3.43(~~3~~c)	Parking during period other than when fee applicable (Parking Station)	110~~80~~
~~18~~ 19	3.~~65~~(2)	Stopping in parking facility when less than 2 people in vehicle (Parking Station)	110~~80~~
~~19~~ 20	3.~~65~~(3)	Entering parking facility when less than 2 people in vehicle (Parking Station)	110~~80~~
~~20~~	4.1(1)(a)	Parking wrong class of vehicle	~~85~~115
~~21~~	4.1(1)(b)	Parking by persons of a different class	115~~85~~
~~22~~	4.1(1)(c)	Parking during prohibited period	115~~85~~
~~23~~	4.1(4)(a)	Parking in no parking area	115~~85~~
~~24~~	4.1(4)(b)	Parking contrary to signs or limitations	110~~80~~
26	4.1(4)(c)	Parking contrary to sign or limitations on private land that is the subject of an agreement under clause 1.7(2)	110
~~25~~	4.1(4)(d~~c~~)	Parking vehicle in motor cycle only area	110~~80~~

28	4.1(5)	Parking motor cycle in stall not marked "M/C"	11080

ITEM NO.	CLAUSE NO.	NATURE OF OFFENCE	MODIFIED PENALTY $
~~27~~ 29	4.1(6)	Parking without permission ~~in~~ in an area designated for "Authorised Vehicles Only"	115 ~~85~~
~~28~~ 30	4.2(1)(a)	Failure to park on the left of two-way carriageway and headed in the direction of moving traffic	110 ~~80~~
~~29~~ 31	4.2(1)(b)	Failure to park on boundary of one-way carriageway and in the direction of moving traffic	110 ~~80~~
~~30~~ 32	4.2(1)(c)	Parking when distance from farther boundary of carriageway less than 3 metres	115 ~~85~~
~~31~~	4.2(1)(d)	Parking closer than 1 metre from another vehicle	110
~~32~~	4.2(1)(e)	Parking so as to cause obstruction	130
~~33~~	4.3(a)	Failure to park close and parallel to kerb	110
~~34~~	4.3(b)	Failure to park at approximate right angle	110
~~35~~	4.4(2)	Failure to park at an appropriate angle	110
~~36~~ 38	4.5(3)(a) and 7.2	Double parking	130 ~~100~~
~~37~~	4.5(3)(b)	Parking on or adjacent to a median strip	110
~~38~~ 40	4.5(3)(c)	Denying access to private drive, right of way or carriageway	130 ~~100~~
~~39~~ 41	4.5(3)(d)	Parking beside excavation or obstruction so as to obstruct traffic	130 ~~100~~
~~40~~	4.5(3)(e)	Parking on or within 10 metres of traffic island	130
~~41~~	4.5(3)(f)	Parking on footpath/pedestrian crossing	130
~~42~~	4.5(3)(g)	Parking contrary to continuous line markings	130
~~43~~	4.5(3)(h)	Parking on intersection	130
~~44~~	4.5(3)(i)	Parking within 1 metre of fire hydrant or fire plug	100
~~45~~	4.5(3)(j)	Parking within 3 metres of public letter box	100
~~46~~	4.5(3)(k)	Parking within 10 metres of intersection	130
~~47~~	4.5(3)(l~~4~~)	Parking within the head of a cul-de-sac	110
~~48~~ 50	4.5(4)(a) or (b)	Parking vehicle within 10 metres of departure side of bus stop, children's crossing or pedestrian crossing	110 ~~80~~
~~49~~ 51	4.5(5)(a) or (b)	Parking vehicle within 20 metres of approach side of bus stop, children's crossing or pedestrian crossing	110 ~~80~~
~~50~~ 52	4.5(6)	Parking vehicle within 20 metres of approach side or departure side of railway level crossing	110 ~~80~~
~~51~~	4.6	Parking contrary to direction of authorised person	130
~~52~~	4.7(2)	Removing mark of authorised person	130
~~53~~ 55	4.8(1)	Moving vehicle within parking facility to avoid time limitation	110 ~~80~~
~~54~~ 56	4.8(2)	Moving vehicle along ~~parking facility~~thoroughfare to avoid time limitation	110 ~~80~~
~~55~~	4.9(a)	Parking in thoroughfare for purpose of sale or hire	130

ITEM NO.	CLAUSE NO.	NATURE OF OFFENCE	MODIFIED PENALTY
~~56~~	4.9(b)	Parking unlicensed vehicle in thoroughfare	130
~~57~~	4.9(~~d~~c)	Parking unattached trailer/caravan on a thoroughfare	130
~~58~~ 60	4.9(d)	Parking in thoroughfare or parking facility for purpose of repairs	130 ~~100~~
~~59~~ 61	4.10~~(1) or~~ (2)	Parking on private land ~~that is not a parking facility~~ without consent	130 ~~100~~
~~60~~	4.10(3)	Parking on private land not in accordance with consent	130
~~61~~	4.11	Driving or parking on reserve	130
~~62~~ 64	4.13(2)	Failure to obtain ticket during "Special Event" p~~P~~arking~~"~~ period	~~80~~1 10
~~63~~	5.1(a)	Stopping contrary to a "no stopping" sign	130
~~64~~	5.1(b)	Stopping during no stopping period	130
~~65~~	5.1(c)	Stopping in a Clearway	130
~~66~~ 68	5.2~~(a)~~	Parking ~~when not setting down or picking up~~unlawfully in a “no parking” area	130 ~~100~~
~~67~~	~~5.2(b)~~	~~Leaving vehicle unattended in No Parking area~~	~~85~~
~~68~~	~~5.2(c)~~	~~Parking for longer than 2 minutes in No Parking area~~	~~85~~
69	5.3	Stopping within continuous yellow edge lines	130
70	6.1(a) or (b)	Stopping unlawfully in a loading zone	115
~~71~~	~~6.1(b)~~	~~Stopping non-commercial vehicle in Loading loading Zonezone~~	~~85~~
~~72~~ 71	6.1(c)	Stopping in ~~Loading~~ loading ~~Zone~~ zone for longer than time permitted	115 ~~85~~
~~73~~ 72	6.1(d)	Stopping in ~~Loading~~ loading ~~Zone~~ zone for more than 30 minutes	115 ~~85~~
~~74~~	6.2(1)	Stopping unlawfully in a taxi zone	115
~~75~~	6.2(2)	Stopping unlawfully in a bus zone	130
~~76~~ 75	6.2(3)	Stopping Public Bus in Bus Zone for longer than ~~taking up or setting down passengers~~permitted	115 ~~85~~
~~77~~	6.3	Stopping unlawfully in a mail zone	115
~~78~~	6.4	Stopping in a zone contrary to a sign	110
~~79~~	7.1	~~Unauthorised s~~Stopping unlawfully in a shared zone	110
~~80~~	7.3	Stopping near an obstruction	130
~~81~~	7.4	Stopping unlawfully on a bridge or tunnel	130
~~82~~	7.5	Stopping on crests/curves etc	130
~~83~~	7.6	Stopping near fire hydrant	110
~~84~~	7.7	Stopping near bus stop	110
~~85~~ 84	7.8	Stopping on path, median strip, painted island or traffic island	130 ~~100~~
~~86~~	7.9(1)(a)	Stopping on verge without consent	115
~~87~~ 86	7.9(1)(b)	Stopping Commercial Vehicle, bus or unattached caravan or trailer on verge	115 ~~85~~
~~88~~	7.9(1)(c)	Stopping during period when verge parking is prohibited	115

ITEM NO.	CLAUSE NO.	NATURE OF OFFENCE	MODIFIED PENALTY
88	7.10(1)	Obstructing path	130
~~90~~	7.10(2)	Obstructing driveway or access way	130
~~91~~	7.11	Stopping near letter box	110
~~92~~ 91	7.12(1)a or (b)	Stopping or parking heavy or long vehicle/s on carriageway or verge for more than 1 hour ~~more than 1 hour~~	115 ~~85~~
92	7.12(1)(c)	Stopping or parking heavy or long vehicle/s in parking station or parking facility for more than 1 hour	115
93	7.13	Stopping in bicycle parking area	130
94	7.14	Stopping in motor cycle parking area	130
95	7.15	Stopping or parking in an eating area	115
96	7.16(3)(a)	Stopping during a period not specified on Permit	115
97	7.16(3)(b)	Stopping for purpose not specified on Permit	115
98	7.16(3)(c)	Failing to comply with Permit Conditions	130
99	7.17(1)	Stopping or parking vehicle other than bicycle or motor cycle in a stall marked "M/C"	110 ~~80~~
100	7.17(2)(a)	Stopping motor cycle for longer than time limit	110
101	7.17(2)(b)	Stopping motor cycle for longer than time limit specified in the immediately adjacent area	110 ~~80~~
102	7.17(2)(c)	Stopping motor cycle not wholly in marked stall	110
103	7.18(2)	Stopping in a 'shared area'	130
10~~43~~	7.19	Stopping or parking in a bicycle lane	110
10~~54~~	8.2(1)	Damaging or interfering with ticket issuing machine	130
10~~65~~	8.2(2)	Affixing anything to or painting or marking ticket issuing machine	130 ~~100~~
10~~76~~	8.2(3)	Inserting ~~other that undamaged Australian coin~~anything other than permitted forms of payment into ~~to~~ ticket issuing machine	130 ~~100~~
10~~87~~	8.2(4)	Operating ticket issuing machine other than in accordance with instructions	130 ~~100~~
10~~98~~	8.3(2)	Failure to pay appropriate fee in ticket issuing machine or obtain free ticket	110 ~~80~~
1100~~9~~	8.4(1)(a)	Failure to display an unexpired ticket	110
1110	8.4(1)(b)	Failure to display ticket such that time and date are clearly visible	110 ~~80~~
1121	8.5(1)	Stopping longer than time limit	110
1132	8.6(a)(i)	Failure to park parallel to kerb (Ticket parking area)	110
1143	8.6(a)(ii)	Failure to park close to kerb (Ticket parking area)	110
1154	8.6(a)(iii)	Failure to park wholly in stall (Ticket parking area)	110
1165	8.6(a)(iv)	Failure to park headed in direction of moving traffic (Ticket parking area)	110 ~~80~~
1176	8.6(b)	Failure to park wholly within ~~angle~~ parking stall not set out parallel to kerb (Ticket parking area)	110 ~~80~~
118	9.7	Failure to remove a parking permit from a vehicle which has been revoked or is invalid	110

1197	9.9	Failure to display valid permit	110
12018	10.1	Unlawfully removing notice from vehicle	130
12119	10.2(a)	Display sign purporting to be or resembling local government sign	130 100

ITEM NO.	CLAUSE NO.	NATURE OF OFFENCE	MODIFIED PENALTY
1220	10.2(b)	Remove, deface or misuse local government sign or property	130 100
1231	10.2(c)	Affixing anything to or painting or marking local government sign	130 100
1242	10.6(1)	Leaving vehicle so as to obstruct a public place	130
1253	10.6(2)(a)	Deemed Obstruction (parking exceeding 24hrs)	130
126	10.6(2)(b)	Deemed Obstruction (parking during prohibited or restricted period)	130
127	10.6(2)(c)	Deemed Obstruction (parking unregistered vehicle or vehicle with no registration plates displayed)	130
128	10.6(2)(d)	Deemed Obstruction (parking causing a hazard or obstructs lawful use of any place)	130
1294		All other offences not specified	115

Schedule 3 - Forms

[Clause 10.3]

LOCAL GOVERNMENT ACT 1995

PARKING AND PARKING FACILITIES LOCAL LAW 2015

NOTICE TO OWNER OF VEHICLE INVOLVED IN OFFENCE

Date ...../...../.....

City of Bayswater

To:(1).....

of: (2).....

It is alleged that on ...../...../..... at(3).....

at(4) ..... your vehicle(5) .....

was involved in the commission of the following offence -

.....

.....

.....

.....

.....

contrary to clause ..... of the **City of Bayswater Parking and Parking Facilities Local Law 2015**

You are required under section 9.13 of the *Local Government Act 1995* to identify the person who was the driver or person in charge of the vehicle at the time when the offence is alleged to have been committed.

If you do not prove otherwise, you will be deemed to have committed the offence unless -

(a) within 28 days after being served with this notice -

(i) you inform the chief executive officer, or another authorised person, of the local government as to the identity and address of the person who was the driver or person in charge of the vehicle at the time the offence is alleged to have been committed; or

(ii) you satisfy the chief executive officer that the vehicle had been stolen, or was being unlawfully used, at the time the offence is alleged to have been committed;

or

(b) you were given an infringement notice for the alleged offence and the modified penalty specified in it is paid within 28 days after the notice was given or such further time as is allowed.

Name and title of authorised person giving the notice .....

Signature.....

(1) Name of owner or "owner of *(vehicle identification)"*
(2) Address of owner (not required if owner not named)
(3) Time at which offence allegedly committed
(4) Place at which offence allegedly committed
(5) Vehicle identification

LOCAL GOVERNMENT ACT 1995

PARKING AND PARKING FACILITIES LOCAL LAW 2015

INFRINGEMENT NOTICE

Serial No……..
Date ……/……/……

City of Bayswater
you committed the following offence -
To:(1)……
of:(2)……
It is alleged that on ……/……/……at(3)……
at(4)……
you committed the following offence -
……
……
……
……
……
contrary to clause …… of the **City of Bayswater Parking and Parking Facilities Local Law 2015**
The modified penalty for the offence is $……
If you do not wish to have a complaint of the alleged offence heard and determined by a court, the amount of the modified penalty may be paid to an authorised person at (5)……
…… within a period of 28 days after the giving of this notice.
Name and title of authorised person giving the notice ……
Signature ……

(1) Name of alleged offender *["owner of (vehicle identification)"* suffices if notice given with a notice under section 9.13 of the Act]
(2) Address of alleged offender [not required if notice given with a notice under section 9.13 of the Act]
(3) Time at which offence allegedly committed
(4) Place at which offence allegedly committed
(5) Place where modified penalty may be paid

LOCAL GOVERNMENT ACT 1995

PARKING AND PARKING FACILITIES LOCAL LAW 2015

NOTICE OF WITHDRAWAL OF INFRINGEMENT NOTICE

Serial No……..
Date ……/……/……

City of Bayswater

To:(1)……

of:(2)……

Infringement Notice No…… dated ……/……/……

for the alleged offence of ……

……

……

……

……

has been withdrawn.

The modified penalty of $……

* has been paid and a refund is enclosed.
* has not been paid and should not be paid.
* Delete as appropriate

Name and title of authorised person giving this notice ……

Signature……

(1) Name of alleged offender to whom infringement notice was given
(2) Address of alleged offender

Schedule 4 3 - Deemed parking stations

[Clause 4.10(1)(e)]

NO.	NAME OF PARKING STATION	ADDRESS OF PARKING STATION	RESERVE / NUMBER LOT
1	Galleria Shopping Centre	Collier Road MORLEY WA 6062	Lot 213 -4 Collier Road, Plan Number P023395, Lot 12051 Russell Street, Plan Number P192092, Lot 50 Walter Road, Plan Number D085815, and Lot 1 -37 Rudloc Road, Plan Number D039472
2	John Forrest Secondary College	180 Drake Street MORLEY WA 6062	Lot 14070 - 180 Drake Street, Swan Location 221347 -Lot 14070
3	Bishop Street Parking Station	Bishop Street MORLEY WA 6062	Lot 12491- Bishop Street, Plan Number P 192546 and Landgate Polygon 1172284
4	Coventry Village Pty Ltd	Coventry Square Markets 243-253 Walter Road West MORLEY WA 6062	Lot 1 - 253 Walter Road West Plan Number P034612
5	Hillcrest Primary School	Hillcrest Primary School 2 Bay View Street BAYSWATER WA 6053	Lot 5658 - 2 Bay View Street, Plan Number P004434

The COMMON SEAL of
THE CITY OF BAYSWATER
was hereto affixed by the authority of a resolution of the Council in the presence of:

_____

~~FRANCESCA LEFANTE~~ JEREMY EDWARDS
CHIEF EXECUTIVE OFFICER

_____

~~BARRY MCKENNA~~FILOMENA PIFFARETTI MAYOR

Dated: 17 May 2016

LOCAL GOVERNMENT ACT 1995

CITY OF BAYSWATER PARKING LOCAL LAW 2026

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LOCAL GOVERNMENT ACT 1995

CITY OF BAYSWATER

PARKING LOCAL LAW 2026

Under the powers conferred by the *Local Government Act 1995* and under all other powers enabling it, the Council of the City of Bayswater resolved on 17 May 2016 to make the following local law.

PART 1 - PRELIMINARY

1.1 Citation

This local law may be cited as the *City of Bayswater Parking Local Law 2026.*

1.2 Commencement

This local law comes into operation 14 days after the date of publication in the *Government Gazette*.

1.3 Repeal

The *City of Bayswater Parking and Parking Facilities Local Law 2016* published in the *Government Gazette* on 14 June 2016 is repealed.

1.4 Application

This local law applies throughout the district.

1.5 Interpretation

In this local law unless the context otherwise requires-

Act means the *Local Government Act 1995;*

attended parking station means a parking station attended by an officer of the local government and in respect of which fees for the parking of a vehicle are payable immediately prior to the removal of the vehicle from the station;

authorised person means a person appointed by the local government under section 9.10 of the Act, to perform any of the functions of an authorised person under this local law;

authorised vehicle means a vehicle authorised by the local government, CEO, authorised person or by any written law to park on a thoroughfare or parking facility;
bicycle has the meaning given to it by the Code;

bicycle lane has the meaning given to it by the Code;

bicycle path has the meaning given to it by the Code;

bus has the meaning given to it by the Code;

bus embayment has the meaning given to it by the Code;

bus stop has the meaning given to it by the Code;

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bus zone has the meaning given to it by the Code;

caravan has the meaning given to it in the *Caravan Parks and Camping Grounds Act 1995;*

carriageway has the meaning given to it by the Code;

centre has the meaning given to it by the Code;

children's crossing has the meaning given to it by the Code;

CEO means the Chief Executive Officer of the local government;

clearway means a length of carriageway which carries a high traffic volume that has “clearway”signs erected appurtenant to it, to facilitate the unhindered flow of traffic;

Code means the *Road Traffic Code 2000;*

coin means any coin which is legal tender pursuant to the C*urrency Act 1965 (Commonwealth);*

commercial vehicle means a motor vehicle constructed for the conveyance of goods or merchandise, or for the conveyance of materials used in any trade, business, industry or work whatsoever, other than a motor vehicle for the conveyance of passengers, and includes any motor vehicle that is designed primarily for the carriage of persons, but which has been fitted or adapted for the conveyance of the goods, merchandise or materials referred to, and is in fact used for that purpose;

disability parking permit has the meaning given in the *Local Government (Parking for People with Disabilities) Regulations 2014;*

district means the district of the local government;

driver means any person driving or in control of a vehicle;

eating area means an area in which tables, chairs and other structures are provided for the purpose of the supply of food and beverages to a member of the public or the consumption of food and beverages by a member of the public;

edge line has the meaning given to it by the Code;

Electrical Vehicle means a vehicle that uses one or more electric motors or traction motors for propulsion and which is charged via ‘plug in’ connection to an external power source and includes a car, truck, scooter, moped and motorbike but does not include a bicycle;

emergency vehicle has the meaning given to it by the Code;

footpath has the meaning given to it by the Code;

GVM (which stands for gross vehicle mass) has the meaning given to it by the *Road Traffic (Vehicles) Act 2012*;

head of cul-de-sac means the part of a carriageway closed at one end that is shaped in such a way that can be used to turn vehicles in and includes bulb or hammer-head shaped closed roads;

loading zone has the meaning given to it by the Code;

local government means the City of Bayswater;

mail zone has the meaning given to it by the Code;

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median strip has the meaning given to it by the Code;

motor cycle has the meaning given to it by the Code;

motor vehicle means a self-propelled vehicle that is not operated on rails; and the expression includes a trailer, semi-trailer or caravan while attached to a motor vehicle, but does not include a power assisted pedal cycle;

no parking area has the meaning given to it by the Code;

no parking sign means a sign with the words "no parking" in red letters on a white background, or the letter "P" within a red annulus and a red diagonal line across it on a white background;

no stopping area has the meaning given to it by the Code;

no stopping sign means a sign with the words "no stopping" or "no standing" in red letters on a white background or the letter "S" within a red annulus and a red diagonal line across it on a white background;

obstruct means to prevent or impede or to make difficult the normal passage of any vehicle, wheelchair, perambulator or pedestrian and *"obstruction"* shall have a corresponding meaning;

occupier has the meaning given to it by the Act;

owner means -

(a) where used in relation to a vehicle licensed under the Road Traffic Act, means the person in whose name the vehicle has been registered under that Road Traffic Act;

(b) where used in relation to any other vehicle, means the person who owns, or is entitled to possession of that vehicle; and

(c) where used in relation to land, has the meaning given to it by the Act;

painted island has the meaning given to it by the Code;

park means to permit a vehicle, whether attended or not, to remain stationary, except for the purpose of —

(a) avoiding conflict with other traffic; or

(b) complying with the provisions of any law; or

(c) taking up or setting down persons or goods (*maximum of 2 minutes*);

parking area has the meaning given to it by the Code;

parking facilities includes land, buildings, shelters, thoroughfares, parking areas, ticket parking areas, parking stations, attended parking stations, parking stalls and other facilities open to the public generally for the parking of vehicles whether or not a fee is charged and includes any signs, notices and facilities used in connection with the parking of vehicles and *"parking facility"* shall have a corresponding meaning;

parking region means the area described in Schedule 1;

parking stall means a section or part of a thoroughfare or of a parking station which is marked or defined by painted lines, metallic studs, coloured bricks or pavers or similar devices for the purpose of indicating where a vehicle may be parked;

parking station means any land, or structure provided for the purpose of accommodating parked vehicles;

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parking ticket means a ticket which is issued from a ticket issuing machine and which authorises the parking of a vehicle in a parking stall or a parking station or part of a parking station, whether or not the payment of a fee is required;

path has the meaning given to it by the Code;

pedestrian crossing has the meaning given to it by the Code;

permit means a permit issued under this local law;

public place means any place to which the public has access whether or not that place is on private property;
Regulations means the *Local Government (Functions and General) Regulations 1996*;

reserve means any land-

(a) which belongs to the local government;

(b) of which the local government is the management body under the *Land Administration Act 1997;* or

(c) which is an "otherwise unvested facility" within section 3.53 of the Act;

right of way means a portion of land that is -

(a) shown and marked "Right of Way" or "ROW", or coloured or marked in any other way to signify that the portion of land is a right of way, on any plan or diagram deposited with the Registrar of Titles that is subject to the provisions of section 167A of the *Transfer of Land Act 1893;*

(b) shown on a diagram or plan of survey relating to a subdivision that is created as a "right of way" and vested in the Crown under section 152 of the *Planning and Development Act 2005;* and

(c) shown and marked as a right of way on a map or plan deposited with the Registrar of Titles and transferred to the Crown under the *Transfer of Land Act 1893,* but does not include -

(i) private driveways; and

(ii) a "right of way" created by a deed of easement between two or more parties;

Road Traffic Act means the *Road Traffic Act 1974;*

Schedule means a Schedule to this local law;

shared zone has the meaning given to it by the Code;

sign includes a traffic sign, inscription, road marking, mark, structure or device approved by the local government on which may be shown words, numbers, expressions or symbols, and which is placed on or near a thoroughfare or within a parking station or reserve for the purpose of prohibiting, regulating, guiding, directing or restricting the parking of vehicles;

special purpose vehicle has the meaning given to it by the Code and includes a vehicle being driven by an authorised person on duty or that vehicle when it is stationary at any place connected with the official duty;

stop in relation to a vehicle means to stop a vehicle and permit it to remain stationary, except for the purposes of avoiding conflict with other traffic or of complying with the provisions of any law;

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symbol includes any symbol specified from time to time by Standards Australia for use in the regulation of parking and any reference to the wording of any sign in this local law shall be also deemed to include a reference to the corresponding symbol;

tare weight in relation to a vehicle, means the weight of the vehicle without any passengers or load;

taxi means an 'on-demand passenger transport service' as per the *Transport (Road Passenger Services) Act 2018;*

taxi zone has the meaning given to it by the Code;

thoroughfare has the meaning given to it by the Act;

ticket issuing machine means a machine or device which is installed in a thoroughfare or parking facility by or on behalf of the local government and which upon the insertion of coin or banknote or other form of permitted payment issues a parking ticket; and includes any such machine where payment of a fee may not be required for a specified period.

ticket parking area means a parking area or parking facility where a sign applies which indicates a parking ticket must be obtained from a ticket issuing machine and displayed, whether or not payment of a fee is required;

traffic island has the meaning given to it by the Code;

trailer means any vehicle without motive power of its own, designed for attachment to a motor vehicle for the purpose of being towed, but does not include the rear portion of an articulated vehicle, or a side car;

truck; has the meaning given to it by the Code

unattended in relation to a vehicle, means that the driver has left the vehicle and is more than 3 metres from the closest point of the vehicle;

valve stem reading means a method of recording the position of the tyre valve in relation to the kerb or road or other surface on which the vehicle is stopped or parked;

vehicle means —

(a) every conveyance, not being a train, vessel or aircraft, and every object capable of being propelled or drawn, on wheels or tracks, by any means; and

(b) where the context permits, an animal being driven or ridden; and

verge means the portion of a thoroughfare which lies between the boundary of a carriageway and the adjacent property line but does not include a footpath.

1.6 Application of particular definitions

(1) For the purposes of the application of the definitions 'no parking area', 'no stopping area' and 'parking area' an arrow inscribed on a traffic sign erected at an angle to the boundary of the carriageway is deemed to be pointing in the direction in which it would point, if the signs were turned at an angle of less than 90 degrees until parallel with the boundary.

(2) A reference to a thoroughfare, parking station, parking facility, ticket parking area, or reserve includes a reference to any part of the thoroughfare, parking station, parking facility, ticket parking area or reserve.

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(3) Unless the context otherwise requires, where a term is used, but not defined, in this local law, and that term is defined in the Road Traffic Act or in the Code, then the term shall have the meaning given to it in that Act or the Code.

1.7 Application and pre-existing signs

(1) Subject to subclause (2), this local law applies to the parking region.

(2) This local law does not apply to a parking facility or a parking station that is not occupied by the local government, unless the local government and the owner or occupier of that facility or station have agreed in writing that this local law will apply to that facility or station.

(3) The agreement referred to in subclause (2) may be made on such terms and conditions as the parties may agree.

(4) Where a parking facility or a parking station is identified in Schedule 3, then the facility or station shall be deemed to be a parking station to which this local law applies and it shall not be necessary to prove that it is the subject of an agreement referred to in subclause (2).

(5) A sign that -

(a) was erected by the local government or the Commissioner of Main Roads prior to the coming into operation of this local law; and

(b) relates to the parking of vehicles within the parking region, shall be deemed for the purposes of this local law to have been erected by the local government under the authority of this local law.

(6) An inscription or symbol on a sign referred to in subclause (5) operates and has effect according to its tenor, and where the inscription or symbol relates to the stopping of vehicles, it shall be deemed for the purposes of this local law to operate and have effect as if it also related to the parking of vehicles.

(7) The provisions of Parts 2, 3, and 4 do not apply to a bicycle parked at a bicycle rail or bicycle rack.

1.8 Classes of vehicles

For the purpose of this local law, vehicles are divided into classes as follows –

(a) buses;

(b) commercial vehicles;

(c) motorcycles and bicycles;

(d) emergency vehicles;

(e) special purpose vehicles;

(f) taxis;

(g) electric vehicles; and

(h) all other vehicles.

1.9 Part of thoroughfare to which sign applies

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Where under this local law the parking of vehicles in a thoroughfare is controlled by a sign, the sign shall be read as applying to that part of the thoroughfare which -

(a) lies beyond the sign

(b) lies between the sign and the next sign beyond that sign; and

(c) is on that side of the thoroughfare nearest to the sign.

1.10 Powers of the local government

The local government may, by resolution, prohibit or regulate by the use of signs or other parking control devices, the stopping or parking of any vehicle or any class of vehicles in any part of the parking region but must do so consistently with the provisions of this local law.

PART 2 - PARKING STALLS AND PARKING STATIONS

2.1 Determination of parking stalls and parking stations

(1) The local government may by resolution constitute, determine and vary –

(a) parking stalls;

(b) parking stations;

(c) permitted time and conditions of parking in parking stalls and parking stations which may vary with the locality;

(d) permitted classes of vehicles which may park in parking stalls and parking stations;

(e) permitted classes of persons who may park in specified parking stalls or parking stations; and

(f) the manner of parking in parking stalls or parking stations.

(2) Where the local government makes a determination under subsection (1) it shall erect signs to give effect to the determination.

2.2 Vehicles to be within parking stall on thoroughfare

(1) Subject to subclause (2), (3) and (4), a person shall not park a vehicle in thoroughfare or in a parking stall in a thoroughfare otherwise than -

(a) parallel to and as close to the kerb as is practicable;

(b) wholly within the stall; and

(c) headed in the direction of the movement of traffic on the side of the thoroughfare in which the stall is situated.

(2) Subject to subclause (3) where a parking stall in a thoroughfare is set out otherwise than parallel to the kerb, then a person must park a vehicle in that stall wholly within it.

(3) If a vehicle is too long or too wide to fit completely within a single parking stall then the person parking the vehicle shall do so within the minimum number of parking stalls needed to park that vehicle.

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(4) A person shall not park a vehicle partly within and partly outside a parking area.

(5) Where a vehicle is parked such that any part of it is in a prohibited or restricted area, the whole of that vehicle is deemed to be in the prohibited or restricted area for the purposes of this local law.

2.3 Parking prohibitions and restrictions

(1) A person shall not -

(a) stop or park vehicle so as to obstruct an entrance, exit, carriageway, passage or thoroughfare of a parking station, or to obstruct an access way within a parking station;

(b) except with the permission of the local government or an authorised person park a vehicle on any part of a parking station contrary to a sign referable to that part;

(c) permit a vehicle to park on any part of a parking facility, if an authorised person directs the driver of such vehicle to move the vehicle from such part or from the parking facility;

(d) park or attempt to park a vehicle in a parking stall in which another vehicle is parked but this paragraph does not prevent the parking of a motor cycle and a bicycle together in a stall marked "M/C", if the bicycle is parked in accordance with subclause (2); or

(e) park a vehicle other than wholly within a parking stall within a parking facility.(2) No person shall park any bicycle -

(a) in a parking stall other than in a stall marked "M/C"; and

(b) in such stall other than against the kerb, unless it is parked at a bicycle rail or in a bicycle rack.

(3) Notwithstanding the provisions of subclause (1)(b) a driver may park a vehicle in a parking facility (except in a parking area for people with disabilities) for twice the length of time allowed, provided that -

(a) the driver's vehicle displays a disability parking permit; and

(b) a person with a disability to which that disability parking permit relates is either the driver of or a passenger in the vehicle.

PART 3 - PARKING IN A PARKING STATION

3.1 Display of Tickets

(1) Subject to subclause (2) a person shall not stop or park a vehicle in any part of a parking station or a parking facility equipped with a ticket issuing machine during any permitted period unless -

(a) an unexpired parking ticket or unexpired parking tickets applicable to that part of the parking station and issued on that day; and

(b) the date and time of issue or expiry of the ticket, as the case may be, and the number of the ticket, if any, printed thereon,

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are displayed inside the vehicle and clearly visible to and able to be read by an authorised person from outside the vehicle at all times while the vehicle remains stopped or parked in that part of the parking station.

(2) For the purposes of subclause (1), a parking ticket issued in respect of any parking station or any part of a parking station which has been set aside under this local law shall be applicable only to that parking station or that part of that parking station, as the case may be.

(3) A reference in this clause to -

(a) ***permitted period*** means the period stated on the ticket issuing machines in the parking station during which the parking of vehicles is permitted upon the obtaining of a parking ticket;

(b) ***unexpired parking ticket*** means a parking ticket on which -

(i) a date and expiry time is printed and that time has not expired; or

(ii) a date and time of issue is printed and the period for which that ticket remains valid as stated on the ticket issuing machine from which the ticket was purchased has not expired.

3.2 Use of Parking Tickets

A person shall not -

(a) deface, alter, add to, erase, obliterate or otherwise interfere with a parking ticket or any information, printing, or imprint thereon;

(b) park a vehicle in a parking station or parking facility if there is displayed in that vehicle so as to be visible from outside the vehicle a parking ticket which has been defaced, altered, added to, erased, obliterated or otherwise interfered with; or

(c) produce to an authorised person or the local government to accept payment of parking fees, a parking ticket which is, or any information, printing, or imprint on which is defaced, altered, added to, erased, obliterated or otherwise interfered with.

3.3 Parking Position for Motor Cycles

A person shall not stop or park a motor cycle in a parking station equipped with a ticket issuing machine unless -

(a) wholly within a parking stall marked with the symbol "M/C" or otherwise designated as being set aside for the parking of motor cycles;

(b) that person has obtained and displayed a ticket issued by a ticket machine relative to that parking station; and

(c) during the period for which the ticket is unexpired.

3.4 Set aside Parking Stations for Multiple Occupants

The local government in respect of any period or time may by the use of signs set aside any parking station or any part of a parking station and prohibit entry thereto by vehicles other than vehicles carrying at least 1 other person in addition to the driver.

3.5 Parking Restrictions for Vehicles with Multiple Occupants

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(1) The local government may determine and impose a fee payable for the parking of a vehicle in any parking station or part of a parking station at any time or for specified times.

(2) A person shall not stop or park a vehicle in any parking station or part of a parking station which has been set aside under this local law at the times or within such period specified pursuant to this local law unless the vehicle is carrying at least 1 other person.

(3) A person shall not enter any parking station or part of a parking station which has been set aside under this local law at the times or within such period specified pursuant to this local law unless that person is the driver of or passenger in a vehicle carrying at least 1 other person.

PART 4 - PARKING GENERALLY

4.1 Restrictions on parking in particular areas

(1) Subject to subclause (2), a person shall not park a vehicle in a thoroughfare or part of a thoroughfare, or part of a parking station -

(a) if by a sign it is set apart for the parking of vehicles of a different class;

(b) if by a sign it is set apart for the parking of vehicles by persons of a different class; or

(c) during any period when the parking of vehicles is prohibited by a sign.

(2) A person may park a vehicle in a thoroughfare or part of a thoroughfare or part of a parking station for twice the period indicated on a sign if -

(a) the driver's vehicle displays a disability parking permit; and

(b) the disabled person to which the disability parking permit relates is either the driver of the vehicle or a passenger in the vehicle.

(3) Subclause (2) does not apply where the vehicle is parked in a parking area for people with disabilities.

(4) A person shall not park a vehicle -

(a) in a no parking area;

(b) in a public place, except in accordance with both the signs associated with the place in which the vehicle is parked and with this local law;

(c) on private land subject to an agreement referred to in clause 1.7(2), unless it is in accordance with the signs associated with that land that were installed under the terms or conditions of the agreement; or

(d) in a stall marked "M/C" unless it is a motorcycle without a sidecar or a trailer, or it is a bicycle.

(5) A person shall not park a motorcycle without a sidecar or a trailer, or a bicycle in a parking stall unless the stall is marked “M/C".

(6) A person shall not, without the prior permission of the local government, the CEO, or an authorised person, park a vehicle in an area designated by a sign stating "Authorised Vehicles Only".

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4.2 Parking vehicle on a carriageway

(1) A person parking a vehicle on a carriageway other than in a parking stall shall park it -

(a) in the case of a two-way carriageway, so that it is as near as practicable to and parallel with, the left boundary of the carriageway and headed in the direction of the movement of traffic on the side of the thoroughfare on which the vehicle is parked;

(b) in the case of a one-way carriageway, so that it is as near as practicable to and parallel with either boundary of the carriageway and headed in the direction of the movement of traffic on the side of the thoroughfare on which the vehicle is parked;

(c) so that at least 3 metres of the width of the carriageway lies between the vehicle and the farther boundary of the carriageway, or any continuous line or median strip, or between the vehicle and a vehicle parked on the farther side of the carriageway;

(d) so that the front and the rear of the vehicle respectively is not less than 1 metre from any other vehicle, except a motor cycle without a trailer, or a bicycle parked in accordance with this local law; and

(e) so that it does not obstruct any vehicle on the carriageway,

unless otherwise indicated on a parking sign or markings on the roadway.

(2) In this clause, 'continuous line' means -

(a) a single continuous dividing line only;

(b) a single continuous dividing line to the left or right of a broken dividing line; or

(c) 2 parallel continuous dividing lines.

4.3 When parallel and right-angled parking apply

Where a traffic sign associated with a parking area is not inscribed with the words "angle parking" (or with an equivalent symbol depicting this purpose), then unless a sign associated with the parking area indicates, or marks on the carriageway indicate, that vehicles have to park in a different position, where the parking area is -

(a) adjacent to the boundary of a carriageway, a person parking a vehicle in the parking area shall park it as near as practicable to and parallel with that boundary; and

(b) at or near the centre of the carriageway, a person parking a vehicle in that parking area shall park it at approximately right angles to the centre of the carriageway.

4.4 When angle parking applies

(1) This clause does not apply to -

(a) a passenger vehicle or a commercial vehicle with a mass including any load, of over 3 tonnes; or

(b) a person parking either a motor cycle without a trailer or a bicycle.

(2) Where a sign associated with a parking area is inscribed with the words "angle parking" (or with an equivalent symbol depicting this purpose), a person parking a vehicle in the area shall park the

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vehicle at an angle of approximately 45 degrees to the centre of the carriageway unless otherwise indicated by the inscription on the parking sign or by marks on the carriageway.

4.5 General prohibitions on parking

(1) This clause does not apply to a vehicle parked in a parking stall nor to a bicycle in a bicycle rack.

(2) Subclauses (3)(c), (e) and (g) do not apply to a vehicle which parks in a bus embayment.

(3) A person shall not park a vehicle so that any portion of the vehicle is -

(a) between any other stationary vehicles and the centre of the carriageway;

(b) on or adjacent to a median strip;

(c) obstructing a right of way, private drive or carriageway or so close as to deny a vehicle reasonable access to or egress from the right of way, private drive or carriageway;

(d) alongside or opposite any excavation, works, hoarding, scaffolding or obstruction on the carriageway, if the vehicle would obstruct traffic;

(e) on or within 10 metres of any portion of a carriageway bounded by a traffic island;

(f) on any footpath or pedestrian crossing;

(g) between the boundaries of a carriageway and any double longitudinal line consisting of 2 continuous lines or between a double longitudinal line consisting of a continuous line and a broken or dotted line and the boundary of a carriageway nearer to the continuous line, unless there is a distance of at least 3 metres clear between the vehicle and the double longitudinal line;

(h) on an intersection, except adjacent to a carriageway boundary that is not broken by an intersecting carriageway;

(i) within 1 metre of a fire hydrant or fire plug, or of any sign or mark indicating the existence of a fire hydrant or fire plug;

(j) within 3 metres of a public letter pillar box, unless the vehicle is being used for the purposes of collecting postal articles from the pillar box;

(k) within 10 metres of the prolongation of the nearer edge of any carriageway intersecting a carriageway on the side on which the vehicle is parked, unless the vehicle parks -

(i) at a place on a carriageway, or in an area, to which a parking control sign applies or the vehicle is otherwise permitted to stop or park at that place under this local law; or

(ii) if the intersection is a T-intersection, along the continuous side of the continuing road at the intersection; or

(l) within the head of a cul-de-sac,

unless a sign or markings on the carriageway indicate otherwise.

(4) A person shall not park a vehicle so that any portion of the vehicle is within 10 metres of the departure side of -

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(a) a sign inscribed with the words "Bus Stop" or "Hail Bus Here" (or with equivalent symbols depicting these purposes) unless the vehicle is a bus stopped to take up or set down passengers; or

(b) a children's crossing or pedestrian crossing.

(5) A person shall not park a vehicle so that any portion of the vehicle is within 20 metres of the approach side of -

(a) a sign inscribed with the words "Bus Stop" or "Hail Bus Here" (or with equivalent symbols depicting these purposes) unless the vehicle is a bus stopped to take up or set down passengers;

(e) a children's crossing or pedestrian crossing.

(6) A person shall not park a vehicle so that any portion of the vehicle is within 20 metres of either the approach side or the departure side of the nearest rail of a railway level crossing.

4.6 Authorised person may order vehicle on thoroughfare to be moved

The driver of a vehicle shall not park that vehicle on any part of a thoroughfare in contravention of this local law after an authorised person has directed the driver to move it.

4.7 Authorised person

(1) An authorised person may, for a purpose connected with their functions -

(a) mark the tyres of a vehicle parked in a parking facility, parking station or thoroughfare with chalk or any other non-indelible substance;

(b) take a valve stem reading;

(c) record a vehicle registration number;

(d) photograph a vehicle or anything in or on it; or

(e) affix to a vehicle any notice.

(2) A person shall not remove a mark made by an authorised person so that the purpose of the affixing of such a mark is defeated or likely to be defeated.

(3) No offence under this local law is committed by an authorised person while carrying out their functions.

4.8 No movement of vehicles to avoid time limitation

(1) Where the parking of vehicles in a parking facility is permitted for a limited time, a person shall not move a vehicle within the parking facility so that the total time of parking exceeds the maximum time allowed for parking in the parking facility.

(2) Where the parking of vehicles in a thoroughfare is permitted for a limited time, a person shall not move a vehicle along that thoroughfare so that the total time of parking exceeds the maximum time permitted, unless the vehicle has first been removed from the thoroughfare for at least 2 hours.

(3) Where the parking of vehicles in a parking facility or thoroughfare is permitted for a free period of time, a person shall not move a vehicle within that parking facility or along that thoroughfare or

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obtain another free parking ticket so that the total free time of parking exceeds the maximum free time permitted.

4.9 No parking of vehicles exposed for sale and in other circumstances

A person shall not park a vehicle on any portion of a thoroughfare or a parking facility –

(a) for the purpose of exposing it, or any goods thereon for sale or hire;

(b) if where the vehicle is required to be licensed under the Road Traffic Act –

(i) the vehicle is not licensed under the Road Traffic Act; or

(ii) each number plate issued for the vehicle is not fixed to the vehicle and displayed in accordance with regulation 19 of the *Road Traffic (Vehicle) Regulations 2014*;

(c) if that vehicle is a trailer or a caravan unattached to a motor vehicle; or

(d) for the purpose of effecting repairs to it, other than the minimum repairs necessary to enable the vehicle to be moved to a place other than a thoroughfare or a parking facility.

4.10 Parking on private land

(1) In this clause a reference to "land" does not include land -

(a) which belongs to the local government;

(b) of which the local government is the management body under the *Land Administration Act 1997;*

(c) which is an "otherwise unvested facility" within section 3.53 of the Act;

(d) which is the subject of an agreement referred to in clause 1.7(2); or

(e) which is identified in Schedule 3 and is determined by a Council resolution to be a parking station under the care, control and management of the local government.

(2) A person shall not park a vehicle on land without the consent of the owner or occupier of the land on which the vehicle is parked.

(3) Where the owner or occupier of the land, by a sign referable to that land or otherwise, consents to the parking of vehicles of a specified class or classes on the land for a limited period, a person shall not park a vehicle on the land otherwise than in accordance with the consent.

4.11 Parking on reserves

No person other than an employee of the local government in the course of their duties or a person authorised by the local government shall drive or park a vehicle upon or over any portion of a reserve other than upon an area specifically set aside for that purpose.

4.12 Suspension of parking limitations for urgent, essential or official duties

(1) Where by a sign the parking of vehicles is permitted for a limited time on a portion of a thoroughfare or parking facility, the local government, the CEO or an authorised person may, subject to the Code, permit a person to park a vehicle in that portion of the thoroughfare or parking facility for longer than the permitted time in order that the person may carry out urgent, essential or official duties.

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(2) Where permission is granted under subclause (1), the local government, the CEO or an authorised person may prohibit the use by any other vehicle of that portion of the thoroughfare or parking facility to which the permission relates, for the duration of that permission.

4.13 Special Event Parking

(1) The local government may by the use of signs, set aside for any period specified on the signs, any parking station, parking facility or other land owned or controlled by the local government for the parking of vehicles by persons attending a special event.

(2) A person shall not park or stop a vehicle in a parking station, parking facility or land owned or controlled by the local government set aside under subclause (1) during the period for which it is set aside unless a ticket purchased on entry to that parking station, parking facility or land with respect to the special event is clearly visible to and readable by an authorised person from outside a vehicle.

(3) A fee payable for special event parking may be determined and imposed by the local government.

(4) For the purpose of this clause a "special event" means any organised event carried out by resolution of Council where that resolution includes the permitting of parking of vehicles between specific dates and times and where Local Public Notice of at least 14 days is provided in advance of the event and the parking restrictions or prohibitions are indicated by a sign.

(4) During the period referred to in subclause (1) the provisions of clause 8.5 shall not apply to the parking station, parking facility or other land.

PART 5 - PARKING AND STOPPING GENERALLY

5.1 No stopping

A driver shall not stop on a length of carriageway, or in an area,

(a) to which a "no stopping" sign applies;

(b) during times a sign specifies a "no stopping" restriction is in operation; or

(c) to which a "clearway" sign applies.

5.2 No parking

A driver shall not stop on a length of carriageway or in an area to which a "no parking" sign applies, unless the driver is -

(a) dropping off, or picking up, passengers or goods;

(b) does not leave the vehicle unattended; and

(c) completes the dropping off, or picking up, of the passengers or goods within 2 minutes of stopping and drives on.

5.3 No stopping on a carriageway with yellow edge lines

A driver shall not stop at the side of a carriageway marked with a continuous yellow edge line.

PART 6 - STOPPING IN ZONES FOR PARTICULAR VEHICLES

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6.1 Stopping in a loading zone

A person shall not stop a vehicle in a loading zone unless it is -

(a) a commercial vehicle used for commercial or trade purposes engaged in the picking up or setting down of goods; or

(b) a motor vehicle taking up or setting down passengers,

but, in any event, shall not remain in that loading zone -

(c) for longer than a time indicated on the "loading zone" sign; or

(d) longer than 30 minutes (if no time is indicated on the sign).

6.2 Stopping in a taxi zone or a bus zone

(1) A driver shall not stop in a taxi zone, unless the driver is driving a taxi.

(2) A driver shall not stop in a bus zone unless the driver is driving a public bus, or a bus of a type that is permitted to stop at the bus zone by information on or with the "bus zone" sign applying to the bus zone.

(3) A bus shall not remain in a bus zone for longer than the time it takes to take up or set down passengers, or for mandatory breaks, emergencies or radio communication.

6.3 Stopping in a mail zone

A person shall not stop a vehicle in a mail zone.

6.4 Other limitations in zones

A person shall not stop a vehicle in a zone to which a traffic sign applies if stopping the vehicle would be contrary to any limitation in respect to classes of persons or vehicles, or specific activities allowed, as indicated by additional words on a traffic sign that applies to the zone.

PART 7 - OTHER PLACES WHERE STOPPING AND PARKING ARE RESTRICTED

7.1 Stopping in a shared zone

A driver shall not stop in a shared zone unless -

(a) the driver stops at a place on a length of carriageway, or in an area, to which a parking control sign applies and the driver is permitted to stop at that place under this local law;

(b) the driver stops in a parking stall and the driver is permitted to stop in the parking stall under this local law;

(c) the driver is dropping off, or picking up, passengers or goods; or

(d) the driver is engaged in door-to-door delivery or collection of goods, or in the collection of waste or garbage.

7.2 Double parking

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(1) A driver shall not stop a vehicle so that any portion of the vehicle is between any other stopped vehicle and the centre of the carriageway.

(2) This clause does not apply to -

(a) a driver stopped in traffic; or

(b) a driver angle parking on the side of the carriageway or in a median strip parking area, in accordance with this local law.

7.3 Stopping near an obstruction

A driver shall not stop on a carriageway near an obstruction on the carriageway in a position that further obstructs traffic on the carriageway.

7.4 Stopping on a bridge or in a tunnel, etc.

(1) A driver shall not stop a vehicle on a bridge, causeway, ramp or similar structure unless -

(a) the carriageway is at least as wide on the structure as it is on each of the approaches and a traffic sign does not prohibit stopping or parking; or

(b) the driver stops at a place on a length of carriageway, or in an area, to which a parking control sign applies and the driver is permitted to stop at that place under this local law.

(2) A driver shall not stop a vehicle in a tunnel or underpass unless -

(a) the carriageway is at least as wide in the tunnel or underpass as it is on each of the approaches and a traffic sign does not prohibit stopping or parking; or

(b) the driver of a motor vehicle stops at a bus stop, or in a bus zone or parking area marked on the carriageway, for the purpose of setting down or taking up passengers.

7.5 Stopping on crests, curves, etc.

(1) Subject to subclause (2), a driver shall not stop a vehicle on, or partly on, a carriageway, in any position where it is not visible to the driver of an overtaking vehicle, from a distance of 50 metres within a built-up area, and from a distance of 150 metres outside a built-up area.

(2) A driver may stop on a crest or curve on a carriageway that is not in a built-up area if the driver stops at a place on the carriageway, or in an area, to which parking control signs apply and the driver is permitted to stop at that place under this local law.

7.6 Stopping near a fire hydrant etc

(1) A driver shall not stop a vehicle so that any portion of the vehicle is within 1 metre of a fire hydrant or fire plug, or of any sign or mark indicating the existence of a fire hydrant or fire plug, unless -

(a) the driver is driving a public bus, and the driver stops in a bus zone or at a bus stop and does not leave the bus unattended; or

(b) the driver is driving a taxi, and the driver stops in a taxi zone and does not leave the taxi unattended.

7.7 Stopping at or near a bus stop

(1) A driver shall not stop a vehicle so that any portion of the vehicle is within 20 metres of the approach side of a bus stop, or within 10 metres of the departure side of a bus stop, unless -

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(a) the vehicle is a public bus stopped to take up or set down passengers; or

(b) the driver stops at a place on a length of carriageway, or in an area, to which a parking control sign applies and the driver is permitted to stop at that place under this local law.

(2) In this clause -

(a) distances are measured in the direction in which the driver is driving; and

(b) a trailer attached to a public bus is deemed to be a part of the public bus.

7.8 Stopping on a path, median strip, painted island, or traffic island

The driver of a vehicle (other than a bicycle or an animal) shall not stop so that any portion of the vehicle is on a path, painted island, traffic island or median strip, unless the driver stops in an area, to which a parking control sign applies and the driver is permitted to stop at that place under this local law.

7.9 Stopping on verge

(1) A person shall not -

(a) stop a vehicle (other than a bicycle);

(b) stop a commercial vehicle or bus, or a trailer or caravan unattached to a motor vehicle; or

(c) stop a vehicle during any period when the stopping of vehicles on that verge is prohibited by a sign adjacent and referable to that verge,

so that any portion of it is on a verge.

(2) Subclause (1)(a) does not apply to the person if they are the owner or occupier of the premises adjacent to that verge, or is a person authorised by the occupier of those premises to stop the vehicle so that any portion of it is on the verge.

(3) Subclause (1)(b) does not apply to a commercial vehicle when it is being loaded or unloaded with reasonable expedition with goods, merchandise or materials collected from or delivered to the premises adjacent to the portion of the verge on which the commercial vehicle is parked, provided no obstruction is caused to the passage of any vehicle or person using a carriageway or a path.

7.10 Obstructing access to and from a path, driveway, etc.

(1) A driver shall not stop a vehicle so that any portion of the vehicle is in front of a path, in a position that obstructs access by vehicles or pedestrians to or from that path, unless -

(a) the driver is dropping off, or picking up, passengers; or

(b) the driver stops in a parking stall and the driver is permitted to stop in the parking stall under this local law.

(2) A driver shall not stop a vehicle on or across a driveway or other way of access for vehicles travelling to or from adjacent land, unless -

(a) the driver is dropping off, or picking up, passengers; or

(b) the driver stops in a parking stall and the driver is permitted to stop in the parking stall under this local law.

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7.11 Stopping near a letter box

A driver shall not stop a vehicle so that any portion of the vehicle is within 3 metres of a public letter box, unless the driver -

(a) is dropping off, or picking up, passengers or mail; or

(b) stops at a place on a length of carriageway, or in an area, to which a parking control sign applies and the driver is permitted to stop at that place under this local law.

7.12 Stopping and parking - heavy and long vehicles

(1) A person shall not park a vehicle or any combination of vehicles that, together with any projection on, or load carried by, the vehicle or combination of vehicles, is 7.5 metres or more in length or exceeds a GVM of 4.5 tonnes -

(a) on a carriageway or verge in a built-up area, for any period exceeding 1 hour, unless engaged in the picking up or setting down of goods; or

(b) on a carriageway or verge outside a built-up area, except on the shoulder of the carriageway, or in a truck bay or other area set aside for the parking of commercial vehicles.

(c) in a parking station or parking facility for any period exceeding 1 hour, unless engaged in the picking up or setting of down of goods.

(2) Nothing in this clause mitigates the limitations or condition imposed by any other clause or by any local law or traffic sign relating to the parking or stopping of vehicles.

7.13 Stopping on a carriageway with a bicycle parking sign

The driver of a vehicle (other than a bicycle) shall not stop on a length of carriageway to which a "bicycle parking" sign applies, unless the driver is dropping off, or picking up, passengers.

7.14 Stopping on a carriageway with motor cycle parking sign

The driver of a vehicle shall not stop on a length of carriageway, or in an area, to which a 'motor cycle parking' sign applies, or an area marked "M/C" unless -

(a) the vehicle is a motor cycle; or

(b) the driver is dropping off, or picking up, passengers.

7.15 Eating areas in parking stalls

A person shall not stop or park a vehicle in a parking stall which has been authorised in writing by the local government, to be set up or conducted as an eating area and which is designated by signs as such at that time.

7.16 Permits in parking facilities

(1) The local government or authorised person may, whether upon payment of a fee or not, issue a written temporary parking permission which allows a specific vehicle to park -

(a) in a specified kerbside area;

(b) in a parking station which is controlled by a sign, in contravention of the restriction specified on that sign; or

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(c) in any other place under the control of the local government.

(2) A permit issued under subclause (1) may -

(a) authorise the stopping or parking of the vehicle continuously for a specified period or periods between specified times or from time to time during a specified period; and

(b) be revoked or suspended at any time by the local government or an authorised person before the expiration of any time or period specified in the permit without responsibility for any liability or loss or claim.

(3) A person shall not stop or park a vehicle in respect of which a permit has been issued pursuant to subclause (2) except-

(a) at the times or during the period specified in the permit;

(b) for any purpose other than the purpose for which the permit was issued; or

(c) in accordance with any conditions associated with that permit.

(4) Nothing in this clause mitigates the limitations or conditions imposed by any other clause or by any local law relating to a person's right of appeal against the local government revoking or suspending a permit.

7.17 Motor cycle stalls

(1) A person shall not stop or park a vehicle other than a bicycle or a motor cycle to which no side car or side-box is attached in a parking stall -

(a) marked "M/C"*;* or

(b) in which the parking of bicycles or motor cycles is permitted by a sign referable to that parking stall.

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(2) A person shall not stop or park a bicycle or motor cycle in a parking stall marked “M/C" -

(a) for longer than the maximum period permitted for parking in that parking stall by a sign referable to that parking stall;

(b) if there is no sign referable to that parking stall than for longer than the maximum period during which a vehicle may stop or be parked as specified on any sign referable to any parking stall adjacent thereto; or

(c) otherwise than wholly within the stall.

7.18 Stopping in a ‘shared area’

(1) In this clause a "parking area for people with disabilities" is a length or area –

(a) to which a "permissive parking" sign displaying a people with disabilities symbol applies; or

(b) to which a "people with disabilities parking" sign applies; and

(d) indicated by a road marking (a “people with disabilities road marking”) that consists of, or includes, a people with disabilities symbol,

and a ‘shared area’ is –

(a) a yellow cross-hatched area installed adjacent to a “parking area for people with disabilities” provided for access or egress by the driver and/or passenger to or from the parked vehicle, and movement by the driver and/or passenger from the vehicle parked in the “parking area for people with disabilities”.

(2) A driver shall not stop a vehicle, motor cycle or bicycle in a ‘shared area’ adjacent to a “parking area for people with disabilities”.

7.19 Stopping in a bicycle lane

A person shall not stop or park a vehicle in a bicycle lane, unless the driver is driving a public bus or taxi and is dropping off or picking up passengers.

PART 8 - TICKET ISSUING MACHINES AND TICKET PARKING AREAS

8.1 Establishment of ticket parking areas

(1) The local government may, by resolution –

(a) establish; and

(b) vary from time to time;

ticket parking areas.

(2) In relation to ticket parking areas, the local government may prescribe –

(a) conditions and permitted times of parking;

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(b) the manner of parking; and

(c) the classes of vehicles permitted to park;

but this authority shall not be exercised in a manner which is inconsistent with the provisions of this local law or any other written law.

(3) Where the local government makes a resolution under this clause, it shall erect signs to give effect to the determination or resolution.

8.2 Ticket issuing machines

(1) A person shall not or attempt to remove, damage, deface, misuse or interfere with any ticket issuing machine.

(2) A person shall not, without the permission of the local government, affix any board, sign, placard, notice, cover or other thing to or paint, mark or write upon any ticket issuing machine.

(3) A person must not insert into a ticket issuing machine anything other than the designations of coin or banknote or other form of permitted payment indicated by a sign on the ticket issuing machine and only in accordance with the instructions printed on the ticket issuing machine.

(4) A person shall not operate or attempt to operate a ticket issuing machine except in accordance with the operating instructions appearing on the ticket issuing machine.

8.3 Fees in ticket parking areas

(1) Fees for stopping and parking of vehicles in a ticket parking area may be determined and imposed by the local government.

(2) A person must not stop or park a vehicle in a ticket parking area unless the appropriate fee as indicated by a sign referable to the ticket parking area is paid by any form of permitted payment at the ticket issuing machine or in the case of a free parking area, a free ticket is obtained.

(3) The payment of the fee referred to in subclause (1) in accordance with subclause (2) entitles a person to stop or park a vehicle in a ticket parking area for the period shown on the parking ticket, but does not authorise the stopping or parking of the vehicle in a parking stall, or part of the parking area during any time when stopping or parking in that zone is prohibited -

(a) under this local law;

(b) by the sign on the machine referable to the zone; or

(c) by a sign referable to that stall.

8.4 Display of tickets

(1) A person shall not stop or park a vehicle in a ticket parking area during any permitted period unless -

(a) an unexpired ticket issued by a ticket issuing machine in that ticket parking area; and

(b) the date and time of issue or expiry, as the case may be, and the number, if any, of the ticket printed on the ticket,

are displayed inside the vehicle and are clearly visible to and able to be read by an authorised person from outside the vehicle at all times while the vehicle remains stopped or parked in the parking area.

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(2) A reference in this clause to -

(a) ***permitted period*** has the meaning given to it in clause 3.1(3)(a); and

(b) ***unexpired parking ticket*** has the meaning given to it in clause 3.1(3)(b).

(3) For the purpose of this clause, where more than 1 parking ticket is displayed bearing the same date and time of issue, the period for each ticket referred to in subclause (2)(b) shall be aggregated and the tickets shall be deemed not to have expired until the expiry of the aggregate of those periods.

8.5 Parking limits

(1) A person shall not stop or park a vehicle in a ticket parking area during any permitted period for longer than the maximum period.

(2) A reference in this clause to –

(a) ***maximum period*** means the maximum period stated on standard signs or the ticket issuing machines in the parking area during which the continuous parking of a vehicle in the zone is permitted; and

(b) ***permitted period*** has the meaning given to it in clause 3.1(3)(a).

8.6 Parking position in ticket parking areas

A person shall not stop or park a vehicle in a ticket parking area -

(a) on any part of which there are parking stalls set out parallel to a kerb otherwise than -

(i) parallel to that kerb;

(ii) as close to the kerb as practicable;

(iii) wholly within a parking stall;

(iv) headed in the direction of the movement of traffic on the part of the carriageway on which the parking stall is situated; and

(b) on any part of which there are parking stalls not set out parallel to a kerb otherwise than wholly within a parking stall.

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PART 9 - PARKING PERMITS

9.1 Definitions

In this Part, unless the context otherwise requires -

business parking permit means a permit issued to a business by the local government pursuant to clause 9.3(3);

dwelling unit means premises lawfully used for self-contained living quarters;

eligible person where used in relation to an application for a -

(a) residential parking permit means an owner or occupier of a single house, grouped dwelling or multiple dwelling;

(b) visitor's parking permit means –

(i) a single house occupier;

(ii) a strata company;

(iii) a unit occupier of a residential unit which is not a strata lot;

(iv) a grouped dwelling occupier; or

(v) a multiple dwelling occupier; and

(c) commercial parking permit means the proprietor of a commercial business;

grouped dwelling means a dwelling that is one of a group of 2 or more dwellings on the same lot such that no dwelling is placed wholly or partially vertically above another, except where special conditions of landscape or topography dictate otherwise, and includes a dwelling on a survey strata with common property;

multiple dwelling means a dwelling in a group of more than one dwelling on a lot where 50 percent or greater of floor area of a dwelling is vertically above part of any other but -

(a) does not include a grouped dwelling; and

(b) includes any dwellings above the ground floor in a mixed use development;

residential parking permit means a permit issued to a resident by the local government pursuant to clause 9.3(1);

residential unit means a dwelling unit which is part of a building adjacent to a part of a thoroughfare on which thoroughfare the stopping or parking of vehicles is prohibited for more than a specified period and which building contains -

(a) 2 or more dwelling units with or without any non-residential units; or

(b) 1 dwelling unit with one or more non-residential units;

single house means a dwelling unit constructed on its own lot and used for self-contained living quarters and which is adjacent to a part of a road on which the stopping or parking of vehicles is prohibited for more than a specified period;

single house occupier means an occupier of a single house;

strata company has the meaning given to it in the *Strata Titles Act 1985;*

unit occupier means a person who is an occupier of a residential unit but does not include a unit owner;

unit owner means a person who is an owner of a residential unit; and

visitor's parking permit means a permit issued by the local government pursuant to clause 9.3(2).

9.2 Exemption for permit holders

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(1) Where on any part of a thoroughfare the stopping or parking of vehicles is prohibited by a sign for more than a specified period or where any part of a thoroughfare is a parking ticket area, the holder of a valid permit is exempted from such prohibition.

(2) The exemption conferred by subclause (1) shall apply only –

(a) to that part of a thoroughfare or parking facility specified in the permit;

(b) where the time restriction applicable to that part of the thoroughfare or parking facility is for a period exceeding 30 minutes;

(c) where the permit displayed is a residential parking permit to the vehicle specified in the residential parking permit;

(d) if the permit is displayed in the vehicle or affixed to the windscreen of the vehicle so as to be clearly visible and able to be read by an authorised person from outside the vehicle; and

(e) if the permit is valid.

(3) The exemption conferred by subclause (1) shall not, unless specifically noted on the permit, apply during any period in which the stopping or parking of vehicles is prohibited in the thoroughfare parking facility or the part of the thoroughfare or parking facility specified in the permit.

9.3 Issue of permits

(1) The local government may upon a written application of an eligible person issue a residential parking permit in the form of a permit issued by the local government and for the prescribed fee.

(2) The local government may upon a written application of an eligible person issue for the occasional use of visitors, a visitor's parking permit in the form a permit issued by the local government and for the prescribed fee.

(3) The local government may upon a written application of an eligible person issue a business parking permit in the form of a permit issued by the local government and for the prescribed fee.

(4) The local government's power to issue, replace and revoke permits under this Part may be exercised by an authorised person.

(5) Notwithstanding any other provision in this local law, the local government may approve the issue of a number of residential, visitor or commercial parking permits (as applicable) to any eligible person on such terms and conditions as the local government sees fit.

9.4 Discretionary authority

Notwithstanding any other provisions in this local law or a policy adopted by the local government which restricts the number of residential, visitor or business parking permits that may be issued, the local government may approve the issue of 1 additional residential, visitor or business parking permit to any occupier on such terms and conditions as the local government sees fit.

9.5 Validity of permit

Every residential, visitor or business parking permit as the case may be, shall cease to be valid upon -

(a) the expiry of a period not more than 3 years from the date of issue;

(b) the holder of the permit ceasing to be an eligible person;

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(c) the revocation of the permit by the local government pursuant to clause 9.6;

(d) the replacement of any permit by a new permit issued by the local government pursuant to clause 9.8(1).

9.6 Revocation of a permit

(1) The local government may at any time give an eligible person to whom a permit was issued pursuant to the provisions of this local law notice requiring that person to notify the local government of any reason why that permit should not be revoked.

(2) The local government shall give notice referred to in subclause (1) by serving a notice on the eligible person to whom the permit was issued.

(3) After 7 days of the serving of a notice referred to in subclause (2), the local government may revoke the permit.

(4) For the purpose of subclause (3) the date of receipt of the notice shall be the date the notice was served.

(5) The local government shall give notice of any revocation by serving a notice on the eligible person to whom the permit was issued.

9.7 Removal of permit from vehicle

The eligible person of a residential, visitor or business parking permit shall upon a permit being revoked or ceasing to be valid, immediately remove the permit from the vehicle in which it is displayed or to which it is affixed.

9.8 Replacement of permit

(1) The local government may upon a written application of an eligible person and upon payment of the fee referred to in subclause (2), if any, issue a permit to replace a residential, visitor or business parking permit which is lost, misplaced, destroyed or stolen.

(2) The local government may determine and impose a fee for the issue of a replacement permit pursuant to this clause.

(3) Notwithstanding subclause (2), no fee shall be payable for the issue of a replacement permit if evidence is produced in writing to the satisfaction of the local government -

(a) that the vehicle in which the permit is displayed has been disposed of;

(b) that the vehicle's windscreen in which the permit is displayed has been replaced; or

(c) which the local government considers warrants the waiving of the fee.

9.9 Display of parking permits

A person shall not stop or park a vehicle in an area set aside for persons or vehicles of a particular class during any permitted period unless a valid permit is displayed inside the vehicle and is clearly visible to and able to be read by an authorised person from outside the vehicle at all times while the vehicle remains stopped or parked in the zone.

PART 10 - MISCELLANEOUS

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10.1 Removal of notices on vehicle

A person, other than the driver of the vehicle or a person acting under the direction of the driver of the vehicle, shall not remove from the vehicle any notice put on the vehicle by an authorised person.

10.2 Unauthorised signs and defacing of signs

A person shall not without the authority of the local government -

(a) mark, set up or exhibit a sign purporting to be or resembling a sign marked, set up or exhibited by the local government under this local law;

(b) remove, deface or misuse a sign or property, set up or exhibited by the local government under this local law or attempt to do any such act; or

(c) affix a board, sign, placard, notice or other thing to or paint or write upon any part of a sign set up or exhibited by the local government under this local law.

10.3 Signs must be complied with

An inscription or symbol on a sign operates and has effect according to its tenor and a person contravening the direction on a sign commits an offence under this local law.

10.4 General provisions about signs

(1) A sign marked, erected, set up, established or displayed on or near a thoroughfare is, in the absence of evidence to the contrary presumed to be a sign marked, erected, set up, established or displayed under the authority of this local law.

(2) The first 3 letters of any day of the week when used on a sign indicate that day of the week.

10.5 Special purpose and emergency vehicles

Notwithstanding anything to the contrary in this local law, the driver of -

(a) a special purpose vehicle may, only in the course of their duties and when it is expedient and safe to do so, stop, or park the vehicle in any place, at any time;

(b) an emergency vehicle may, in the course of their duties and when it is expedient and safe to do so or where they honestly and reasonably believe that it is expedient and safe to do so, stop, or park the vehicle at any place, at any time; and

(c) an authorised person may, in the course of their duties and when it is expedient and safe to do so or where they honestly and reasonably believe that it is expedient and safe to do so, stop, or park the vehicle at any place, at any time.

10.6 Vehicles not to obstruct a public place

(1) A person shall not leave a vehicle, or any part of a vehicle, in a public place so that it obstructs the use of any part of that public place without the permission of the local government or unless authorised under any written law.

(2) A vehicle which is parked in any portion of a public place where vehicles may be lawfully parked, is deemed to cause an obstruction and may be impounded where -

(a) the vehicle is parked for any period exceeding 24 hours;

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(b) the vehicle is so parked during any period in which the parking of vehicles is prohibited or restricted by a sign; or

(c) the vehicle is unregistered or no registration plates are displayed.

(d) in the opinion of an authorised person that the presence of the vehicle presents a hazard to public safety or obstructs the lawful use of any place.

PART 11 - PENALTIES

11.1 Offences and penalties

(1) Any person who fails to do anything required or directed to be done under this local law, or who does anything which under this local law that person is prohibited from doing, commits an offence.

(2) An offence against any provision of this local law is a prescribed offence for the purposes of section 9.16(1) of the Act.

(3) Any person who commits an offence under this local law shall be liable, upon conviction, to a penalty not less than $250 and not exceeding $5,000, and if the offence is of a continuing nature, to an additional penalty not exceeding $500 for each day or part of a day during which the offence has continued.

(4) The amount appearing in the final column of Schedule 2 directly opposite a clause specified in that Schedule is the modified penalty for an offence against that clause.

11.2 Form of notices

For the purposes of this local law -

(1) the form of the notice referred to in section 9.13 of the Act is that of Form 1 in Schedule 1 of the Regulations;

(2) the form of the infringement notice referred to in section 9.16 and 9.17 of the Act is that of Form 2 in Schedule 1 of the Regulations; and

(3) the form of the notice referred to in section 9.20 of the Act is that of Form 3 in Schedule 1 of the Regulations.

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Schedule 1 - Parking Region

[Clause 1.5]

The parking region is the whole of the district, but excludes the following portions of the district:

(1) the approach and departure prohibition areas of all existing and future traffic control signal installations as determined by the Commissioner of Main Roads;

(2) prohibition areas applicable to all existing and future bridges and subways as determined by the Commissioner of Main Roads; and

(3) any road which comes under the control of the Commissioner of Main Roads unless the control of parking and parking facilities on that road is carried out subject to the control and direction of the Commissioner of Main Roads or has been delegated by the Commissioner to the local government.

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Schedule 2 - Prescribed Offences

[Clause 11.1]

ITEM NO.	CLAUSE NO.	NATURE OF OFFENCE	MODIFIED PENALTY
1	2.2(1)(a)	Failure to park parallel to and close to kerb	110
2	2.2(1)(b)	Failure to park wholly within parking stall	110
3	2.2(1)(c)	Failure to park in direction of moving traffic	110
4	2.2(2)	Failure to park wholly within parking stall set out otherwise than parallel to the kerb	110
5	2.2(4)	Failure to park wholly within parking area	110
6	2.3(1)(a)	Causing obstruction in parking station	130
7	2.3(1)(b)	Parking contrary to sign in parking station	110
8	2.3(1)(c)	Parking contrary to directions of authorised person	130
9	2.3(1)(d)	Parking or attempting to park a vehicle in a parking stall occupied by another vehicle	110
10	2.3(1)(e)	Failure to park wholly within parking stall within parking facility	110
11	3.1(1)(a)	Failure to display an unexpired parking ticket (Parking Station)	110
12	3.1(1)(b)	Failure to display ticket such that time and date are clearly visible (Parking Station)	110
13	3.2(a)	Defacing, altering or interfering with parking ticket (Parking Station)	130
14	3.2(b)	Displaying a defaced or altered parking ticket (Parking Station)	130
15	3.2(c)	Producing a defaced or altered parking ticket (Parking Station)	130
16	3.3(a)	Parking not wholly within stall marked "M/C" (Parking Station)	110
17	3.3(b)	Failure to pay fee for parking motor cycle (Parking Station)	110
18	3.3(c)	Parking during period other than when fee applicable (Parking Station)	110
19	3.5(2)	Stopping in parking facility when less than 2 people in vehicle (Parking Station)	110
20	3.5(3)	Entering parking facility when less than 2 people in vehicle (Parking Station)	110
21	4.1(1)(a)	Parking wrong class of vehicle	115
22	4.1(1)(b)	Parking by persons of a different class	115
23	4.1(1)(c)	Parking during prohibited period	115
24	4.1(4)(a)	Parking in no parking area	115
25	4.1(4)(b)	Parking contrary to signs or limitations	110
26	4.1(4)(c)	Parking contrary to sign or limitations on private land that is the subject of an agreement under clause 1.7(2)	110

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27	4.1(4)(d)	Parking vehicle in motor cycle only area	110
28	4.1(5)	Parking motor cycle in stall not marked "M/C"	110

ITEM NO.	CLAUSE NO.	NATURE OF OFFENCE	MODIFIED PENALTY $
29	4.1(6)	Parking without permission in an area designated for "Authorised Vehicles Only"	115
30	4.2(1)(a)	Failure to park on the left of two-way carriageway and headed in the direction of moving traffic	110
31	4.2(1)(b)	Failure to park on boundary of one-way carriageway and in the direction of moving traffic	110
32	4.2(1)(c)	Parking when distance from farther boundary of carriageway less than 3 metres	115
33	4.2(1)(d)	Parking closer than 1 metre from another vehicle	110
34	4.2(1)(e)	Parking so as to cause obstruction	130
35	4.3(a)	Failure to park close and parallel to kerb	110
36	4.3(b)	Failure to park at approximate right angle	110
37	4.4(2)	Failure to park at an appropriate angle	110
38	4.5(3)(a) and 7.2	Double parking	130
39	4.5(3)(b)	Parking on or adjacent to a median strip	110
40	4.5(3)(c)	Denying access to private drive, right of way or carriageway	130
41	4.5(3)(d)	Parking beside excavation or obstruction so as to obstruct traffic	130
42	4.5(3)(e)	Parking on or within 10 metres of traffic island	130
43	4.5(3)(f)	Parking on footpath/pedestrian crossing	130
44	4.5(3)(g)	Parking contrary to continuous line markings	130
45	4.5(3)(h)	Parking on intersection	130
46	4.5(3)(i)	Parking within 1 metre of fire hydrant or fire plug	100
47	4.5(3)(j)	Parking within 3 metres of public letter box	100
48	4.5(3)(k)	Parking within 10 metres of intersection	130
49	4.5(3)(l)	Parking within the head of a cul-de-sac	110
50	4.5(4)(a) or (b)	Parking vehicle within 10 metres of departure side of bus stop, children's crossing or pedestrian crossing	110
51	4.5(5)(a) or (b)	Parking vehicle within 20 metres of approach side of bus stop, children's crossing or pedestrian crossing	110
52	4.5(6)	Parking vehicle within 20 metres of approach side or departure side of railway level crossing	110
53	4.6	Parking contrary to direction of authorised person	130
54	4.7(2)	Removing mark of authorised person	130
55	4.8(1)	Moving vehicle within parking facility to avoid time limitation	110
56	4.8(2)	Moving vehicle along thoroughfare to avoid time limitation	110

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57	4.9(a)	Parking in thoroughfare for purpose of sale or hire	130

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ITEM NO.	CLAUSE NO.	NATURE OF OFFENCE	MODIFIED PENALTY
58	4.9(b)	Parking unlicensed vehicle in thoroughfare	130
59	4.9(c)	Parking unattached trailer/caravan on a thoroughfare	130
60	4.9(d)	Parking in thoroughfare or parking facility for purpose of repairs	130
61	4.10 (2)	Parking on private land without consent	130
62	4.10(3)	Parking on private land not in accordance with consent	130
63	4.11	Driving or parking on reserve	130
64	4.13(2)	Failure to obtain ticket during "Special Event" parking period	110
65	5.1(a)	Stopping contrary to a "no stopping" sign	130
66	5.1(b)	Stopping during no stopping period	130
67	5.1(c)	Stopping in a Clearway	130
68	5.2	Parking unlawfully in a “no parking” area	130
69	5.3	Stopping within continuous yellow edge lines	130
70	6.1(a) or (b)	Stopping unlawfully in a loading zone	115
71	6.1(c)	Stopping in loading zone for longer than time permitted	115
72	6.1(d)	Stopping in loading zone for more than 30 minutes	115
73	6.2(1)	Stopping unlawfully in a taxi zone	115
74	6.2(2)	Stopping unlawfully in a bus zone	130
75	6.2(3)	Stopping Public Bus in Bus Zone for longer than permitted	115
76	6.3	Stopping unlawfully in a mail zone	115
77	6.4	Stopping in a zone contrary to a sign	110
78	7.1	Stopping unlawfully in a shared zone	110
79	7.3	Stopping near an obstruction	130
80	7.4	Stopping unlawfully on a bridge or tunnel	130
81	7.5	Stopping on crests/curves etc	130
82	7.6	Stopping near fire hydrant	110
83	7.7	Stopping near bus stop	110
84	7.8	Stopping on path, median strip, painted island or traffic island	130
85	7.9(1)(a)	Stopping on verge without consent	115
86	7.9(1)(b)	Stopping Commercial Vehicle, bus or unattached caravan or trailer on verge	115
87	7.9(1)(c)	Stopping during period when verge parking is prohibited	115

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ITEM NO.	CLAUSE NO.	NATURE OF OFFENCE	MODIFIED PENALTY
88	7.10(1)	Obstructing path	130
89	7.10(2)	Obstructing driveway or access way	130
90	7.11	Stopping near letter box	110
91	7.12(1)a or (b)	Stopping or parking heavy or long vehicle/s on carriageway or verge for more than 1 hour	115
92	7.12(1)(c)	Stopping or parking heavy or long vehicle/s in parking station or parking facility for more than 1 hour	115
93	7.13	Stopping in bicycle parking area	130
94	7.14	Stopping in motor cycle parking area	130
95	7.15	Stopping or parking in an eating area	115
96	7.16(3)(a)	Stopping during a period not specified on Permit	115
97	7.16(3)(b)	Stopping for purpose not specified on Permit	115
98	7.16(3)(c)	Failing to comply with Permit Conditions	130
99	7.17(1)	Stopping or parking vehicle other than bicycle or motor cycle in a stall marked "M/C"	110
100	7.17(2)(a)	Stopping motor cycle for longer than time limit	110
101	7.17(2)(b)	Stopping motor cycle for longer than time limit specified in the immediately adjacent area	110
102	7.17(2)(c)	Stopping motor cycle not wholly in marked stall	110
103	7.18(2)	Stopping in a ‘shared area’	130
104	7.19	Stopping or parking in a bicycle lane	110
105	8.2(1)	Damaging or interfering with ticket issuing machine	130
106	8.2(2)	Affixing anything to or painting or marking ticket issuing machine	130
107	8.2(3)	Inserting anything other than permitted forms of payment into ticket issuing machine	130
108	8.2(4)	Operating ticket issuing machine other than in accordance with instructions	130
109	8.3(2)	Failure to pay appropriate fee in ticket issuing machine or obtain free ticket	110
110	8.4(1)(a)	Failure to display an unexpired ticket	110
111	8.4(1)(b)	Failure to display ticket such that time and date are clearly visible	110
112	8.5(1)	Stopping longer than time limit	110
113	8.6(a)(i)	Failure to park parallel to kerb (Ticket parking area)	110
114	8.6(a)(ii)	Failure to park close to kerb (Ticket parking area)	110
115	8.6(a)(iii)	Failure to park wholly in stall (Ticket parking area)	110
116	8.6(a)(iv)	Failure to park headed in direction of moving traffic (Ticket parking area)	110

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117	8.6(b)	Failure to park wholly within parking stall not set out parallel to kerb (Ticket parking area)	110
118	9.7	Failure to remove a parking permit from a vehicle which has been revoked or is invalid	110
119	9.9	Failure to display valid permit	110
120	10.1	Unlawfully removing notice from vehicle	130
121	10.2(a)	Display sign purporting to be or resembling local government sign	130

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ITEM NO.	CLAUSE NO.	NATURE OF OFFENCE	MODIFIED PENALTY
122	10.2(b)	Remove, deface or misuse local government sign or property	130
123	10.2(c)	Affixing anything to or painting or marking local government sign	130
124	10.6(1)	Leaving vehicle so as to obstruct a public place	130
125	10.6(2)(a)	Deemed Obstruction (parking exceeding 24hrs)	130
126	10.6(2)(b)	Deemed Obstruction (parking during prohibited or restricted period)	130
127	10.6(2)(c)	Deemed Obstruction (parking unregistered vehicle or vehicle with no registration plates displayed)	130
128	10.6(2)(d)	Deemed Obstruction (parking causing a hazard or obstructs lawful use of any place)	130
129		All other offences not specified	115

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Schedule 3 - Deemed parking stations

[Clause 4.10(1)(e)]

NO.	NAME OF PARKING STATION	ADDRESS OF PARKING STATION	RESERVE / NUMBER LOT

draft for advertising

The COMMON SEAL of
THE CITY OF BAYSWATER
was hereto affixed by the authority of a resolution of the Council in the presence of:

_____

JEREMY EDWARDS
CHIEF EXECUTIVE OFFICER

_____

FILOMENA PIFFARETTI
MAYOR

Dated: 17 May 2016

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Attachment 4 – Shared Area illustrative imagery

The proposed clause *7.18 - Stopping in a 'Shared Area'* establishes an offence under the Parking Local Law for vehicles stopping within the designated 'shared area' as indicated by the yellow cross hatching in figure 1 below.

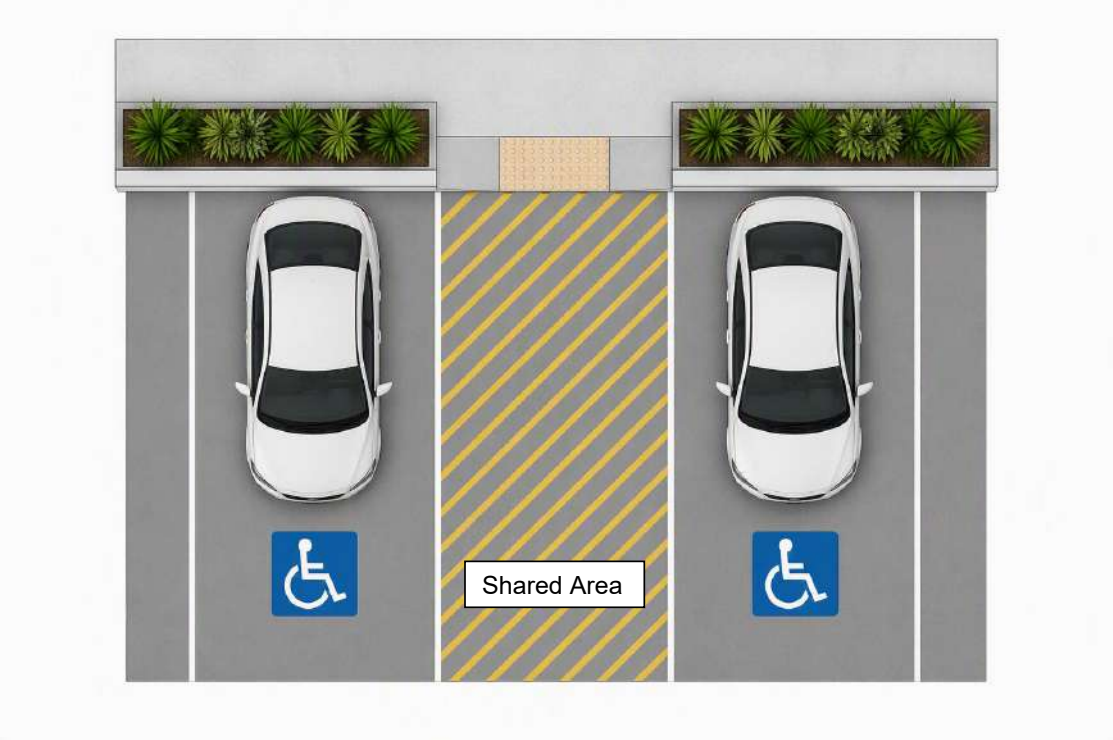


Figure 1. AI generated example image of a yellow cross-hatched 'shared area'

**Note – this image is for illustrative purposes only and is not intended to be indicative of full Standards Australia installation requirements.*

Attachment 5 – Parking Local Law Benchmarking

Comparison of modified penalty structures under parking-related local laws across metropolitan Perth local governments, benchmarked against the City of Bayswater's current and proposed penalty framework.

Local Government	Name	Type of Modified Penalty	Penalty Values	Lowest Value	Highest Value
City of Belmont	*Consolidated Local Law 2020*	Dollar Value	80; 120; 200; 300	$80	$300
City of Fremantle	*Parking Local Law 2021*	Dollar Value	60; 65; 80; 150; 250	$60	$250
City of Joondalup	*Parking Local Law 2023*	Dollar Value	100; 150; 200	$100	$200
City of Melville	*Parking Local Law 2023*	Dollar Value	90; 100; 110; 250; 500	$90	$500
City of South Perth	*Parking Local Law 2017*	Penalty Unit ($13.00)	8 (104); 10 (130); 15 (195)	$104	$195
City of Stirling	*Parking Local Law 2014*	Dollar Value	60; 80; 100; 150; 500	$60	$500
City of Swan	*Parking Local Law 2023*	Dollar Value	120; 180; 450	$120	$450
City of Vincent	*Parking Local Law 2023*	Dollar Value	85; 90; 100; 120; 150; 200; 225; 300; 500	$85	$500
Town of Bassendean	*Parking Local Law 2019*	Dollar Value	75; 80; 100	$75	$100
Town of Cambridge	*Parking Local Law 2016*	Dollar Value	80; 90; 100; 150; 250; 500	$80	$500
Town of Victoria Park	*Vehicle Management Local Law 2021*	Penalty Unit ($10.00)	7 (70); 16 (160); 24 (240)	$70	$240
City of Bayswater	*Parking and Parking Facilities Local Law 2016*	Dollar Value	80; 85; 100	$80	$100
City of Bayswater	*PROPOSED – Parking Local Law 2026*	Dollar Value	110; 115; 130	$110	$130

Note: Penalty Unit values are converted to dollar figures using each local government's adopted unit value, shown in parentheses. City of Bayswater's current and proposed penalty frameworks are highlighted below for comparison.

10.5 Sub Committee Reports

Nil.

At 8:57pm, Cr Donovan MacDonald withdrew from the meeting and did not participate in the adoption by exception vote.

ADOPTION BY EXCEPTION

That the recommendations relating to items: 10.1.5, 10.2.2, 10.2.3, 10.3.2, 10.3.3, 10.3.4 and 10.3.5 contained in the agenda be adopted by exception as per section 5.5 of the *City of Bayswater Standing Orders Local Law 2021.*

Cr Michelle Sutherland Moved, Cr Calla Loiacono Seconded

CARRIED UNANIMOUSLY: 8/0

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, Cr Steven Ostaszewskyj, Cr Anthony Pittaway, Cr Michelle Sutherland, Cr Nat Latter, Cr Elli Petersen-Pik - Deputy Mayor and Cr Cale Black.***

Against: ***Nil.***

At 8:59pm, Cr Donovan MacDonald returned to the meeting.

11 Motions of Which Previous Notice Has Been Given

11.1 Cr Nat Latter - Participatory Budgets

Responsible Branch:	Governance and Strategy
Responsible Directorate:	Office of the CEO
Authority/Discretion:	Executive/Strategic
Voting Requirement:	Simple Majority Required.
Attachments:	Nil
Refer:	Nil
Officer Declaration:	*The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.*

This item does not contain any information that is considered confidential in accordance with Section 5.23 of the Local Government Act 1995.

In accordance with clause 5.3(1) of the City of Bayswater's *Standing Orders Local Law 2021*, Cr Nat Latter raised the following motion:

COUNCIL RESOLUTION

That Council considers the reintroduction of participatory budgeting and requests the Chief Executive Officer to investigate different implementation options (including approach, timing, resourcing, cost and other implications) and workshop these with Council through the Council briefing process.

Cr Nat Latter Moved, Cr Cale Black Seconded

LOST: 3/6

For: ***Cr Nat Latter, Cr Cale Black and Cr Donovan MacDonald.***

Against: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, Cr Steven Ostaszewskyj, Cr Anthony Pittaway, Cr Michelle Sutherland and Cr Elli Petersen-Pik - Deputy Mayor.***

Reason for the motion

Council to consider additional ways to increase community engagement in the annual Council-led business planning process.

MATERIAL FACTS

Participatory budgeting is a term used to describe a structured community engagement process in which the community directly influences how the City's budget is spent. Whilst models vary, generally community members provide feedback on priorities for services and projects, which is then considered by the Council in its planning and budgeting processes.

A form of participatory budgeting was first implemented by the City in 2018/19 to inform the development of the 2019/20 Annual Budget and was subsequently incorporated into the Strategic Budget Policy as a biennial engagement initiative.

Subsequent participatory budgeting exercises were deferred due to the COVID-19 pandemic, and the review of the Long-Term Financial Plan. Council considered the future use of participatory budgeting in March 2022 and February 2023, however motions seeking to reintroduce the initiative were not supported.

On 23 July 2024, following a Council request for the Chief Executive Officer to provide options for the future inclusion of participatory budgeting within the City's Integrated Planning and Reporting

Framework, Council revoked the Strategic Budget Policy and replaced it with the Integrated Planning and Reporting Policy.

Since participatory budgeting was last considered by Council, the City has implemented a fully integrated Council-led business planning and budgeting process that aligns with the State Government Integrated Planning and Reporting Framework. It has also adopted a new Council Plan 2025-2035.

OFFICER'S COMMENT

The City's planning and budgeting processes are guided by its Integrated Planning and Reporting Framework (IPRF), which provides a structured approach to aligning community aspirations, strategic objectives, service planning and financial decision-making. Through this framework, priorities identified by the community through the Strategic Community Plan are translated into actions within the Corporate Business Plan and are subsequently considered through the Council-led Business Planning and Budget process.

Since participatory budgeting was last considered by Council, the City has continued to develop and embed its Council-led Business Planning and Budget process. This process provides a structured mechanism for Council to consider service needs, strategic priorities, legislative obligations, asset renewal requirements, service delivery commitments and available financial resources when determining funding priorities.

Community input into the City's planning and budget development processes is currently obtained through a range of mechanisms, including:

- **Strategic Community Plan -** consultation undertaken to identify long-term community aspirations, priorities and outcomes for the district;
- **Annual General Meeting of Electors -** provides community members with an opportunity to review the City's performance, ask questions and present motions directly to Council for consideration. Motions endorsed by electors are subsequently considered through the Council-led Business Planning and Budget process;
- **Community perception surveys -** provides ongoing insights into community satisfaction, priorities and emerging issues;
- **Committees, Panels and Council Meetings -** provides opportunities for community members to engage directly with elected members and officers on specific issues, projects, services and strategic matters. Committees and advisory panels facilitate detailed consideration of community views and provide input that complements the City's planning, service delivery and budgeting processes; and
- **Engagement activities associated with strategic planning projects and major initiatives -** provides targeted opportunities for community input on specific plans and projects.

In addition, the City publishes a detailed Corporate Business Plan and Annual Budget, supported by Quarterly Progress Reports that provide transparency regarding planned projects, services, expenditure and performance. Together, these documents provide the community with visibility of how public resources are allocated and utilised, while creating opportunities for residents to provide feedback.

Collectively, these activities provide substantial opportunities for community participation in the City's planning and decision-making processes. Information gathered through these mechanisms is used to inform strategic planning, service planning and budget development and is considered alongside legislative obligations, service delivery requirements, asset renewal needs and available financial resources through the Council-led Business Planning and Budget process.

Considerations Associated with the Reintroduction of Participatory Budgeting

Reintroducing participatory budgeting presents several considerations that should be assessed in the context of the City's current planning and budgeting framework.
Since participatory budgeting was last undertaken, the City has continued to develop and embed its IPRF and Council-led Business Planning and Budget process. The reintroduction of participatory budgeting may duplicate existing engagement activities, potentially creating stakeholder confusion regarding the purpose and influence of different engagement opportunities and contributing to consultation fatigue.

Participatory budgeting would require a significant commitment of staff time and financial resources to design, facilitate, promote and evaluate the process. It will introduce an additional component to the existing Council-led Business Planning and Budget process, extending the time required for the planning and budget development cycle.

A further consideration is the extent to which participants in a participatory budgeting process can make informed funding decisions without visibility of the full range of factors Council considers when allocating resources. Council's budget decisions are informed by strategic priorities, service delivery requirements, legislative obligations, asset renewal needs, long-term financial sustainability considerations and resource constraints. This information is provided through a series of Council workshops delivered over a six-month period. Participatory budgeting, if undertaken in isolation from this broader planning framework, may result in funding preferences that are not aligned with adopted strategic priorities or the City's integrated planning approach.

Consideration would need to be given to how any participatory budgeting process could be effectively integrated within the City's existing IPRF to ensure community input complements, rather than duplicates or conflicts with, established planning and decision-making processes.

Should Council support the reintroduction of some form of participatory budgeting, officers would work with Council through the Council briefing process to explore how such an approach could be incorporated into the City's existing planning and budgeting framework.

To support these discussions, officers would prepare a range of options for Council's consideration, including potential methodologies, scope, resource requirements, implementation considerations and associated costs. This work would be undertaken prior to the commencement of the 2027/28 planning and budget development process to provide sufficient time for Council to consider the available options and determine an appropriate approach.

LEGISLATIVE COMPLIANCE

There are no specific legislative requirements mandating the use of participatory budgeting. Under the *Local Government Act 1995* and associated regulations, local governments are required to have a Plan for the Future, which is implemented through an IPRF.

Any participatory budgeting approach would need to operate within these legislative requirements and support, rather than conflict with, the City’s statutory obligations.

FINANCIAL IMPLICATIONS

The reintroduction of participatory budgeting is not currently provided for within the City's service plans or adopted budget and would require resourcing to support the design, delivery and facilitation of the process.

The cost of implementing a participatory budgeting process would be dependent on the scope, methodology and level of community engagement requested by Council. Based on previous estimates and current market costs, implementation costs could reasonably be expected to range

between approximately $50,000 and $100,000, with higher costs likely where facilitated workshops, extensive engagement activities or specialist consultant support are required. Any future funding requirement would need to be considered through the Council-led Business Planning and Budget process.

STRATEGIC IMPLICATIONS

In accordance with the City of Bayswater Strategic Community Plan 2025-2035, the following applies:

Key Result Area:	Leadership and Governance
Outcome 5.2	Stakeholder Leadership
Objective 5.2.1	Communicate and engage effectively to empower civic participation.

CONCLUSION

Participatory budgeting is not currently a component of the City's adopted IPRF, Business Planning and Budget process, service plans or budget. Should Council wish to further consider its reintroduction, additional work is required to investigate potential implementation options, including the appropriate methodology, timing, resourcing requirements, costs and broader planning and governance implications.

12 Questions From Members Without Notice

12.1 Responses to Questions From Members Without Notice

Cr Nat Latter

Question 1

What is the status of the air conditioning works at The Rise, including the courts area?

Response 1

The RISE sports court air-conditioning works will commence on Monday 20 July. These works are anticipated to take two weeks to complete, with one court to be closed at a time (i.e. alternating) to accommodate the works.

Cr Steven Ostaszewskyj

Question 1

In relation to Drake Street and similar traffic and parking matters (including Foyle Road), how many similar projects is the City currently managing, and what is the status of progressing outcomes for the community?

Response 1

There are multiple projects being managed concurrently through internal working groups, with ongoing community consultation. Timeframes can vary due to the need to assess proposals against guidelines and standards, and because not all proposed treatments are feasible.

The City's Engineering design section currently has approximately 45 issues being dealt with on a rolling basis. The investigation and assessment of similar issues and concerns on its register are as follows:

Current ongoing projects

Location	Project
Lincoln Road, Morley	Speed calming measures
Russell Street / Rudloc Road, Morley	Road crossing
Stone Street / Kelvin Street, Maylands	Give Way signage
Guildford Road (Darby Street to Ferguson Street)	Parking
Falkirk Avenue, Maylands	Parking
Charles Street, Maylands	Parking
Smith Street and Russell Street intersection	City of Stirling project - Traffic calming measures
Smith Street and Thorpe Street, Morley	Truncation parking
Whatley Crescent, Maylands	Pedestrian crossing
Milne Street/Guildford Road, Bayswater – MRWA	Left-in-left-out
Whatley Crescent/Leake Street, Bayswater	Pedestrian crossing
6 Joseph Street, Maylands	Parked vehicles
Field Street, Morley	Request for traffic calming
Garratt Road / Stone Street, Bayswater	Traffic lights

Location	Project
Rudloc Road, Morley	Parking consultation currently underway
Hill Street, Bayswater	Parking amendment to address morning parking issues
Foyle Road, Bayswater	Detailed parking restrictions. Plan and letter complete. Ready for consultation
Fogerthorpe Crescent, Maylands	Parking restrictions on bend
Rose Avenue, Bayswater	Parking signs installation
Tonkin Industrial Real Estate	Parking restriction – consultation to be undertaken soon
St Columba's Primary School, Bayswater	Traffic congestion issues
Georgina Street, Bayswater	Parking restrictions
Bayswater Police Station, Bayswater	Yellow hatch line marking in-front of the crossover, for scheduling
Roberts Street, Bayswater	Single lane design
6 Third Avenue East, Maylands	Parking bays and ACROD bay upgrade
Houghton Park (East and West), Bedford	Line marking plan
Embleton Golf Course, Embleton	Parking bay line marking
Hinds Reserve, Bayswater	Parking bay line marking
King William Street/Murray Street, Bayswater	Keep Clear pavement marking
King William Street - Olfe Street, Bayswater	Roundabout line marking
Whatley Crescent (Garratt Road/Roberts Street), Bayswater	'Form 1 Lane' sign on central median
Various	Safe Routes to School Program
Various	Low-Cost Urban Road Safety (LCURS) Program

Recent delivered projects

- Ninth Avenue parking restrictions
- Ninth Avenue carpark
- Morley Noranda Recreation Club - ACROD upgrade
- Civic Centre parking bays on rear of building
- Depot line marking plan for safety improvements
- Hamilton Street parking bays - directional signs
- Morley Sports and Recreation Centre - Mangini Street on-street parking
- Frank Drago Reserve line marking plan
- Queen Street/Kelvin Street central median upgrade
- Queen Street/Traylen Road - give way line marking
- Crimea Street/Rodda Street - give way line marking

12.2 Question From Members Without Notice

Nil.

13 New Business Of An Urgent Nature

Nil.

14 Meeting Closed To The Public

PROCEDURAL MOTION

That:

1. **In accordance with the *Local Government Act 1995,* the meeting is to be closed to the public to ensure confidentiality for the following matter as the information contained in the report and subsequent discussion details information or may discuss information so prescribed:**
   - **(a) Item 14.1.1 – Reconsideration of Council Resolution - Item 10.2.5 July 2025 Ordinary Council Meeting - Recovery of unpaid rates as it deals with a matter under section 5.23(4)(a) and (b) of the *Local Government Act 1995* – information relating to legal advice or other information over which the local government holds legal professional privilege, and the report also relates to the personal affairs of an individual.**
2. **Following discussion and decision being made on the item detailed in Part 1 above, the meeting will be reopened to the public.**

Cr Donovan MacDonald Moved, Cr Calla Loiacono Seconded

CARRIED UNANIMOUSLY: 9/0

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, Cr Steven Ostaszewskyj, Cr Anthony Pittaway, Cr Michelle Sutherland, Cr Nat Latter, Cr Elli Petersen-Pik - Deputy Mayor, Cr Cale Black and Cr Donovan MacDonald.***

Against: ***Nil.***

At 9:14pm, the meeting closed to the public and the live-streaming suspended.

14.1 Matters for Which the Meeting May be Closed

14.1.1 Reconsideration of Council Resolution - Item 10.2.5 July 2025 Ordinary Council Meeting - Recovery of unpaid rates

Responsible Branch:	Financial Services
Responsible Directorate:	Corporate Services
Authority/Discretion:	Legislative
Voting Requirement:	***ABSOLUTE MAJORITY REQUIRED for limb 1***
Attachments:	Nil
Refer:	Item: 10.2.5 OCM: 1.07.2025
Officer Declaration:	*The officers involved in drafting and reviewing this report do not have any interests to disclose in the item.*

This item is confidential in accordance with Section 5.23(4) of the *Local Government Act 1995,* which permits the meeting to be closed to the public for business relating to:

(a) legal advice, or other information, over which the local government holds legal professional privilege;

(b) information relating to the personal affairs of an individual;

COUNCIL RESOLUTION
(OFFICER'S RECOMMENDATION)

That Council:

1. In accordance with Regulation 10 of the *Local Government (Administration) Regulations 1996, c*hanges its decision on Item 10.2.5, considered at the Ordinary Council Meeting of 1 July 2025, from:

"That Council resolves to take possession of the four properties as contained in Confidential Attachment 1 and proceed with their sale to recover rates and charges outstanding in excess of three years under section 6.64(1)(b) of the Local Government Act 1995."

To:

"That Council

1. resolves to take possession of the properties as contained in Confidential Attachment 1 and proceed with their sale to recover rates and charges outstanding in excess of three years under section 6.64(1)(b) of the Local Government Act 1995, excluding Property 3; and

2. notes that Property 1 has since had all outstanding rates and charges paid in full and will not proceed to sale."

ABSOLUTE MAJORITY REQUIRED

2. Requests the Chief Executive Officer to annotate the minutes of Item 10.2.5 from the Ordinary Council Meeting of 1 July 2025 to reflect the change of decision made in limb 1, above.

3. Requests the Chief Executive Officer to continue monitoring the matter and provide a further report to Council should negotiations for the transfer of Property 3 from

AISC to the proponent be unsuccessful.

Cr Elli Petersen-Pik - Deputy Mayor Moved, Cr Nat Latter Seconded

CARRIED UNANIMOUSLY BY ABSOLUTE MAJORITY: 9/0

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, Cr Steven Ostaszewskyj, Cr Anthony Pittaway, Cr Michelle Sutherland, Cr Nat Latter, Cr Elli Petersen-Pik - Deputy Mayor, Cr Cale Black and Cr Donovan MacDonald.***

Against: ***Nil.***

COUNCIL RESOLUTION

That, as the Council has concluded discussions on the confidential information, the meeting be reopened to the public.

Cr Steven Ostaszewskyj Moved, Cr Cale Black Seconded

CARRIED UNANIMOUSLY: 9/0

For: ***Mayor Filomena Piffaretti, Cr Calla Loiacono, Cr Steven Ostaszewskyj, Cr Anthony Pittaway, Cr Michelle Sutherland, Cr Nat Latter, Cr Elli Petersen-Pik - Deputy Mayor, Cr Cale Black and Cr Donovan MacDonald.***

Against: ***Nil.***

At 9:15pm, the meeting reopened to the public and the live-streaming resumed.

14.2 Public Reading of Resolutions that May be Made Public

Mayor Filomena Piffaretti read out the Council resolution for item 10.1.1 *"that Council resolved to change its decision on item 10.2.5 considered at the Ordinary Council Meeting of 1 July 2026 to exclude property three from proceeding with the recovery of rates and charges outstanding".*

15 Closure

There being no further business to discuss, the Presiding Member, Mayor Filomena Piffaretti, declared the meeting closed at 9:16pm.